

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, July 12, 2023
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048

www.leavenworthcounty.gov

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Secretary's Report**
6. **Elections of Chairman and Vice Chairman**
7. **Declarations: (if necessary)**
 - A. Declarations of receipt of communications by Planning Commissioners
 - B. Disclosure of ex-parte communications for each hearing item
 - C. Declarations of abstention from specific agenda items by a Commissioner
8. **Approval of Agenda**
9. **Consent Agenda**
 - A. **Case DEV-23-053 & 054 Preliminary and Final Plat – B & P Estates**

Consideration of a Preliminary and Final Plat for B & P Estates on the following described property: A tract of land in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 17334 174th Street
PID: 185-15-0-00-00-001.00
 - B. **Case DEV-23-059 & 060 Preliminary and Final Plat – Smith Creek Ridge**

Consideration of a Preliminary and Final Plat for Smith Creek Ridge on the following described property: A tract of land in the Southeast Quarter of Section 26, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 19725 Mitchell Road
PID: 147-26-0-00-00-011.00
 - C. **Case DEV-23-073 & 074 Preliminary and Final Plat – Shaw Acres No. 2**

Consideration of a Preliminary and Final Plat for Shaw Acres No. 2 on the following described property: A tract of land in the Northwest Quarter of Section 15, Township 12 South, Range 20 East of the 6th P.M., and a Replat of Lot 1, of Shaw Acres as recorded in instrument #2019P0007, Leavenworth County, Kansas.
Also known as 26033 Loring Road & 00000 Chieftain Road
PID: 215-15-0-00-00-011.01 & 011.08

D. Case DEV-23-079 & 080 Preliminary and Final Plat – Honeycutt Lane

Consideration of a Preliminary and Final Plat for Honeycutt Lane on the following described property: A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of 6th P.M., Leavenworth County, Kansas.

Also known as 00000 207th Street

PID: 068-27-0-00-00-005.00

10. Regular Agenda

A. Case DEV-23-043 & 044 Preliminary and Final Plat – Bosworth Addition

Consideration of a Preliminary and final Plat for Bosworth Addition on the following described property: A tract of land in the North half of the Northwest Quarter of Section 16, Township 12 South, Range 22 East, of the 6th P.M., Leavenworth County, Kansas.

Also known as 00000 207th Street

PID: 235-16-0-00-00-010.10 & 235-16-0-00-00-011.00

B. Case DEV-23-052 Preliminary Plat – Kesinger Farms

Consideration of a Preliminary Plat for Kesinger Farms on the following described property: A tract of land in the South Half of Section 12, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 24138 Loring Road & 00000 Loring Road

PID: 211-12-0-00-00-010.00 & 011.00 & 008.00

C. Case DEV-23-068 & 069 Preliminary and Final Plat – Harris Corner

Consideration of a Preliminary and Final Plat for Harris Corner on the following described property: A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East, Leavenworth County, Kansas.

Also known as 24578 Knight Road

PID: 201-12-0-00-00-003.03

D. Case DEV-23-081 & 082 Preliminary and Final Plat – Echo Valley

Consideration of a Preliminary and Final Plat for Echo Valley on the following described property: A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 20809 225th Street

PID: 149-29-0-00-00-008.00 & 009.00

E. Case DEV-23-008 Amendments 2006 LVCO Zoning & Subdivision Regulations
Consideration of Amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations:

Article 3 - Definitions

Article 35 – Preliminary Plat Procedure and Content

Article 40 – Final Plat Procedure, Content and Action by the Planning Commission

Article 50 – Minimum Subdivision Design Standards and General Requirements

Article 56 – Exceptions

Article 70 – Supplementary Documents to Accompany The Final Plat

Article 80 – Submission of Recorded Plats

Article 85 – Lot and Tact Splits

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Adjournment of Planning Commission

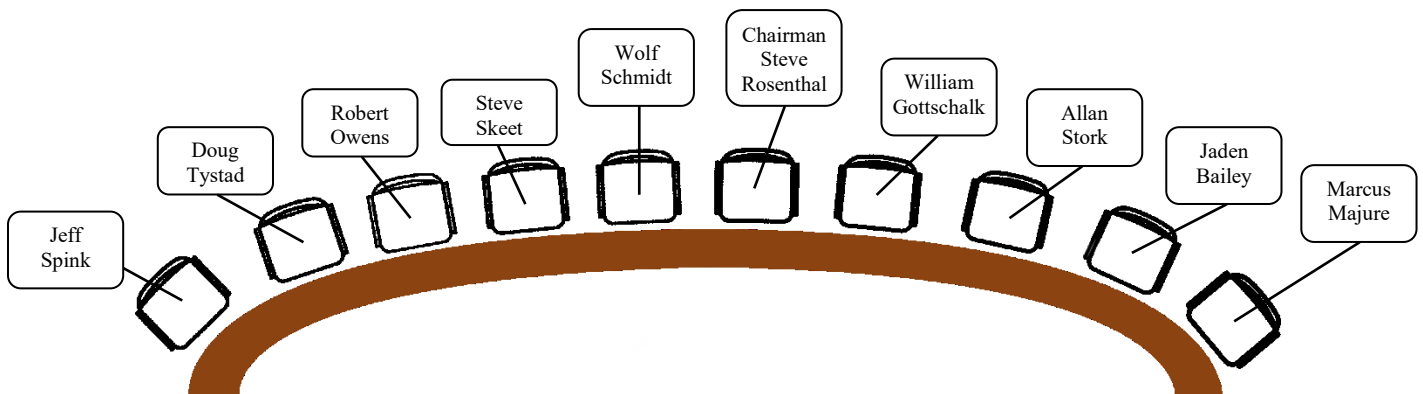
Upcoming meeting dates:

- **Wednesday, August 09, 2023, 5:30 PM**
Regular Planning Commission Meeting

For More Information

If you have any questions or need to make special arrangements for a meeting,
please call or stop by the Planning and Zoning Department.
Contact Stephanie Sloop – 913-684-0465

Planning Commission Seating Chart 2023



**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
June 14, 2023**

The complete recorded meeting can be found on the County's YouTube channel.

The Planning Commission meeting was called to order at 5:30 p.m.

Pledge of Allegiance

Members present: Jaden Bailey, Robert Owens, William Gottschalk, Wolf Schmidt, Jeff Spink, Marcus Majure, Steve Rosenthal, Allan Stork, Doug Tystad

Members absent: Steve Skeet

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Stephanie Sloop-Planning Coordinator, Justin Kearney-Planning Intern, Misty Brown-County Counselor

Minutes:

Commissioner Schmidt made a motion to approve with amendments the minutes. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve the minutes passed, 7/0 (1 abstain, 1 absent)

Secretary's Report:

Amy Allison gave the secretary's report going over the agenda.

Commissioner Schmidt made a motion to approve the agenda. Commissioner Majure seconded the motion.

ROLL CALL VOTE - Motion to approve the agenda passed, 8/0 (1 Absent)

Case DEV-22-100 Preliminary Plat – Highland Meadows

Consideration of a Preliminary Plat for Highland Meadows on the following described property: A tract in the fractional Southwest Quarter of Section 7 and the Fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Joe Herring, Herring Survey, addressed the board, further explaining the plan with the platting application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve Case DEV-22-100 a Preliminary Plat for Highland Meadows. Commissioner Tystad seconded the motion.

ROLL CALL VOTE

Commissioner Bailey voted no, due to the character of the neighborhood.

Motion to approve passed 7/1, (1 absent)

Case DEV-23-058 Rezone from RR-5 to RR-2.5 Forge

Consideration of a Rezone from RR-5 to RR-2.5 on the following described property: The East half of the South Half of the Northwest Quarter (NW ¼) of Section 32 Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case. Commissioners asked about the Fire Districts response. Ms. Allison spoke to their submitted correspondence.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. The applicant came forward to describe the request and answer any questions from the board.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. The public comment portion of the hearing was closed.

Chairman Rosenthal stated that he would accept a motion if there were no further discussion.

Commissioner Stork made a motion to approve Case DEV-23-058 – Rezoning from RR-5 to RR-2.5. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-23-065 Rezone from RR-5 to Planned Unit Development (PUD) Neu Field Airpark

Consideration of a Rezone from RR-5 to PUD on the following described property: Two tracts of land in the West half of the East half of the Northeast Quarter of Section 20, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, taking time to explain the Planned Unit Development zoning.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. The applicant Joe Herring, Herring Survey, came forward to describe the request and answer any questions from the board. The property owners, Mr. and Mrs. Neu also came forward to explain the nature of their request.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. The public comment portion of the hearing was closed.

Chairman Rosenthal stated that he would accept a motion if there were no further discussion.

Commissioner Tystad made a motion to approve Case DEV-23-065 – Rezoning from RR-5 to PUD. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-23-066 Preliminary Plat – Neu Field Airpark PUD

Consideration of a Preliminary Plat for New Field Airpark PUD on the following described property: Two tracts of land in the West half of the East half of the Northeast Quarter of Section 20, Township 10, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Joe Herring, Herring Survey, addressed the board, further explain the plan with the Preliminary Plat application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve Case DEV-23-066 a Preliminary Plat for Neu Field Airpark. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)

**Case DEV-23-046 Special Use Permit for Faster Dynamics
Consideration of an application for a Special Use Permit for an Auto Service Station & Repair on the following described property: A tract of land in the Northwest corner of the Southwest Quarter of Section 34, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. The applicant, Deric Hulett came forward to describe the request and answer any questions from the board.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. John Anderson came forward to speak in support of the request. The public comment portion of the hearing was closed.

Chairman Rosenthal stated that he would accept a motion if there were no further discussion.

Commissioner Stork made a motion to approve Case DEV-23-046 – Special Use Permit for Faster Dynamics. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

The meeting was adjourned at 6:44 p.m.

Leavenworth County Planning Commission

July 12, 2023 Case Map
Revised: July 7, 2023

DEV-23-008

Language Amendment
Subdivision Regs

DEV-23-079/080
Prelim & Final Plat
Honeycutt Lane

DEV-23-081/082
Prelim & Final Plat
Echo Valley

DEV-23-059/060
Prelim & Final Plat
Smith Creek Ridge

DEV-23-068/069
Prelim & Final Plat
Harris Corner

DEV-23-052
Preliminary Plat
Kesinger Farms

DEV-23-053/054
Prelim & Final Plat
B&P Estates

DEV-23-052
Prelim & Final Plat
Bosworth Addition

DEV-23-073/074
Prelim & Final Plat
Shaw Acres No 2

Zoning

	B-1; B-2; B-3
	I-1; I-2; I-3
	PUD; R-1; R-1(15); R-1(43); R-2
	RR-2.5
	RR-5



**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

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

July 12, 2023

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

STAFF REPRESENTATIVE:
 AMY ALLISON
 DEPUTY DIRECTOR

SUBJECT PROPERTY: 17891 158TH STREET

APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

PROPERTY OWNER:
 B&P DEVELOPMENT LLC
 17334 174TH STREET
 BASEHOR, KS 66007

CONCURRENT APPLICATIONS:
 NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
 RESIDENTIAL (2.5 MIN ACRE)

LEGAL DESCRIPTION:

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-053 & 054, Preliminary & Final Plat for B&P Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-053 & 054, Preliminary & Final Plat for B&P Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

36 ACRES

PARCEL ID NO:

185-15-0-00-00-001.00

BUILDINGS:

MULTIPLE ACCESSORY STRUCTURES

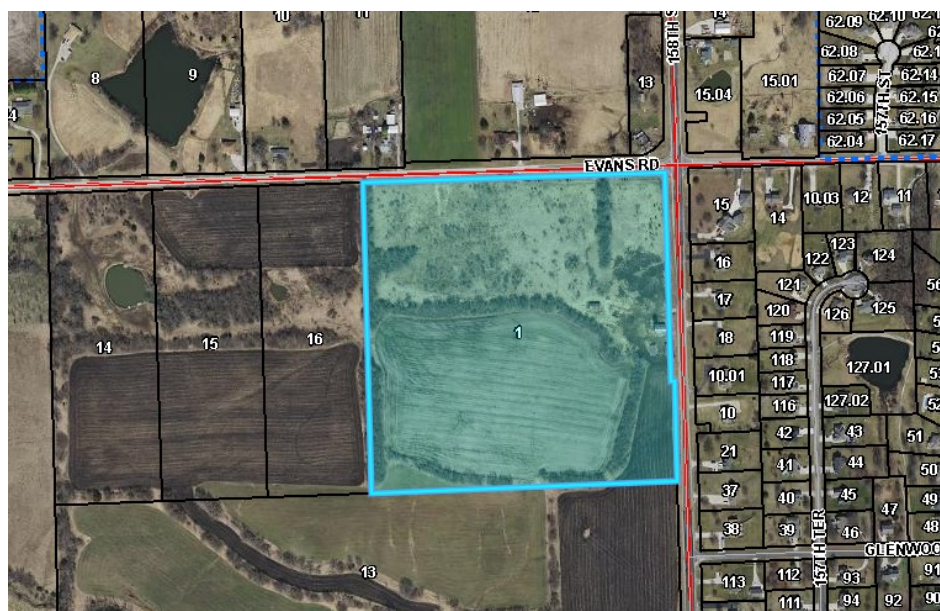
PROJECT SUMMARY:

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

ACCESS/STREET:

158TH STREET - COUNTY ARTERIAL, PAVED ± 24'; EVANS ROAD - COUNTY COLLECTOR, PAVED ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FAIRMOUNT

WATER: SUBURBAN WATER

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

6/28/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING
 PROPERTY OWNERS:

N/A

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required.
5. A single-family residential permit shall be issued for Lot 3 prior to filing the final plat with the Register of Deeds.
6. The developer must comply with the following memorandums:
 - a. Email – Kyle Anderson, Planning & Development, dated April 26, 2023
 - b. Memo – Suburban Water , received July 7, 2023
 - c. Memo – Chuck Magaha, Emergency Management, dated May 5, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

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

CK 9571

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

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

GENERAL INFORMATION

Proposed Subdivision Name: B & P ESTATES

Address of Property: 00000 158th 17891 158th

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>39.95 AC</u>	Number of Lots: <u>7</u>	Minimum Lot Size: <u>2.51 AC</u>
Maximum Lot Size: <u>14.94 AC</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Suburban</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Fairmount</u>	Electric Provider: <u>Evergry</u>	Natural Gas Provider: <u>Propane / Atmos</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - 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 4/22/2023</u>		Date: <u>4-22-23</u>

ATTACHMENT A

* Owner Auth

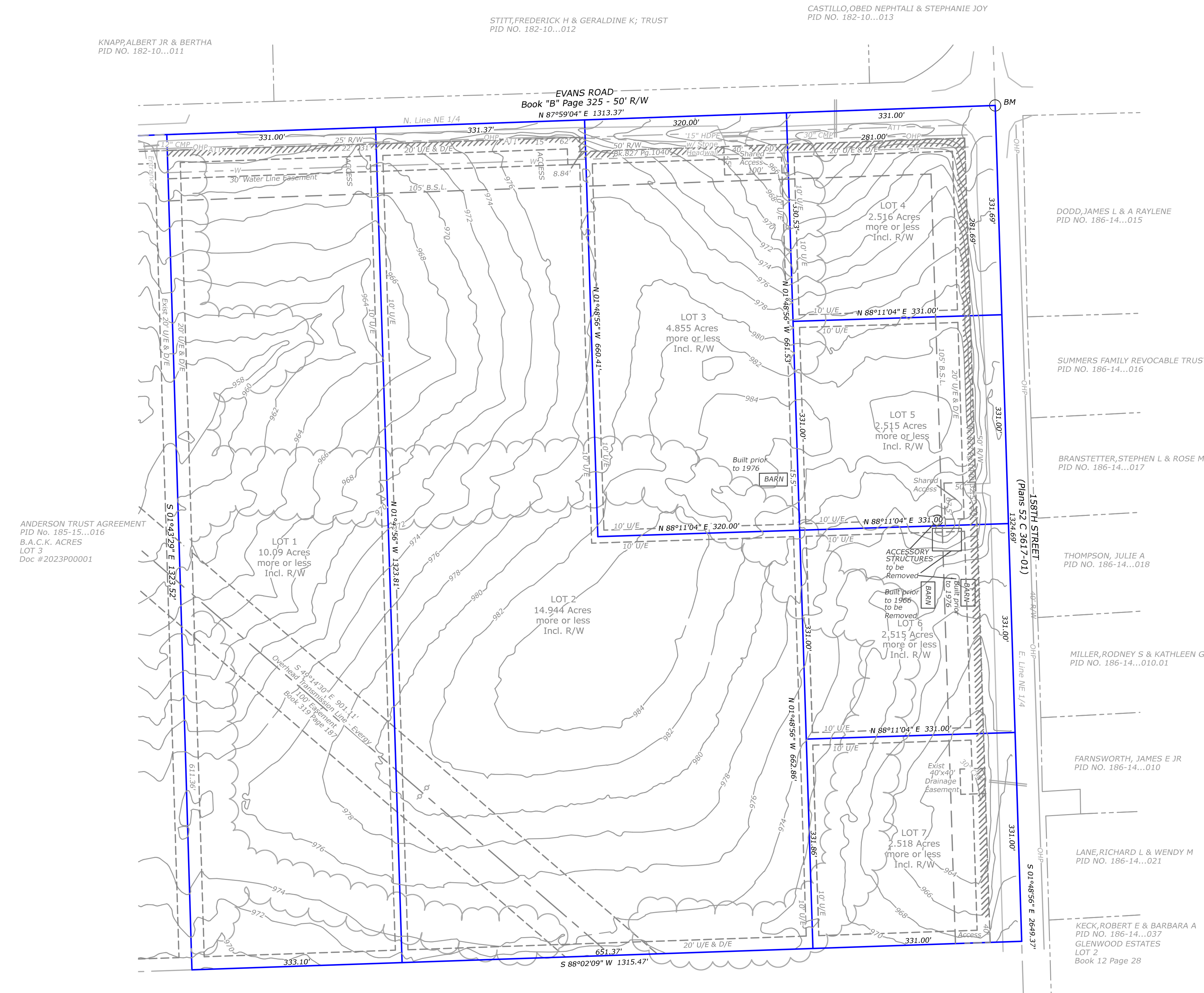
B & P ESTATES

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

PRELIMINARY PLAT

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

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

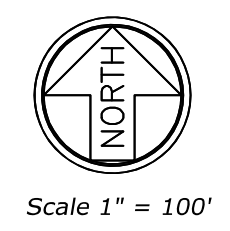
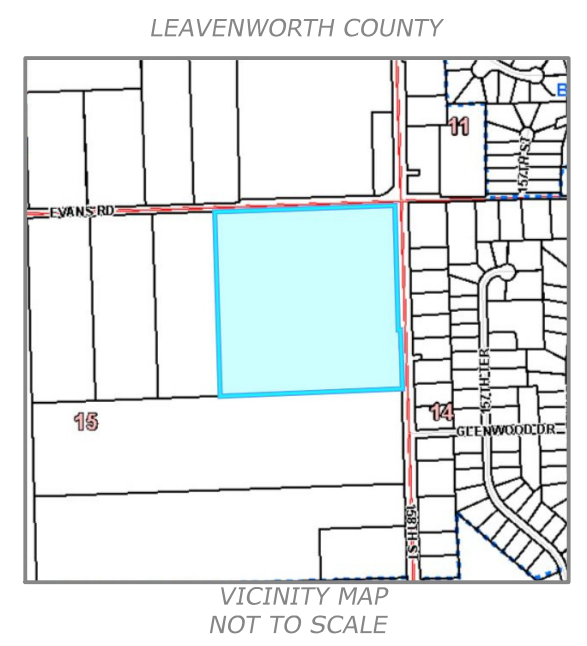


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - - - - - Utility Easement
 - - - - - Drainage Easement
 - - - - - Building Setback Line
 - - - - - Permanent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

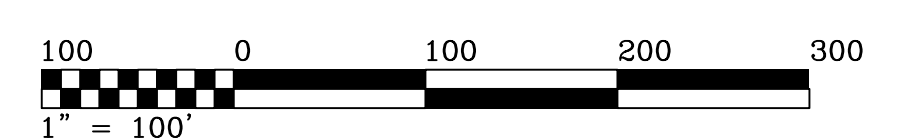
ZONING:
RR 2.5 - Existing and Proposed - Rural Residential 2.5

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

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy. Additional access limits as shown hereon.
 - 5) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
 - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 8) No off-plat restrictions.



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



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

Joseph A. Herring
PS # 1296

B & P ESTATES

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

FINAL PLAT

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

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

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

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

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

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

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

Brian Johnson
Member of B & P DEVELOPMENT LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of B & P ESTATES this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

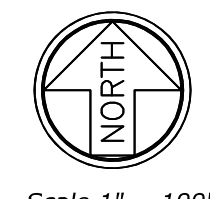
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B & P ESTATES this _____ day of _____, 2023.

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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



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

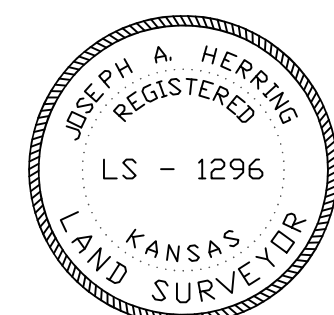
Daniel Baumchen, PS#1363
County Surveyor

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

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1301
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2022R01758
 - 12) Utility Companies -
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Existing Structures, if any, not shown hereon.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.
 - Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - B.A.C.K. ACRES - Doc # 2023P00001
 - GLENWOOD ACRES - Book 12 Page 28

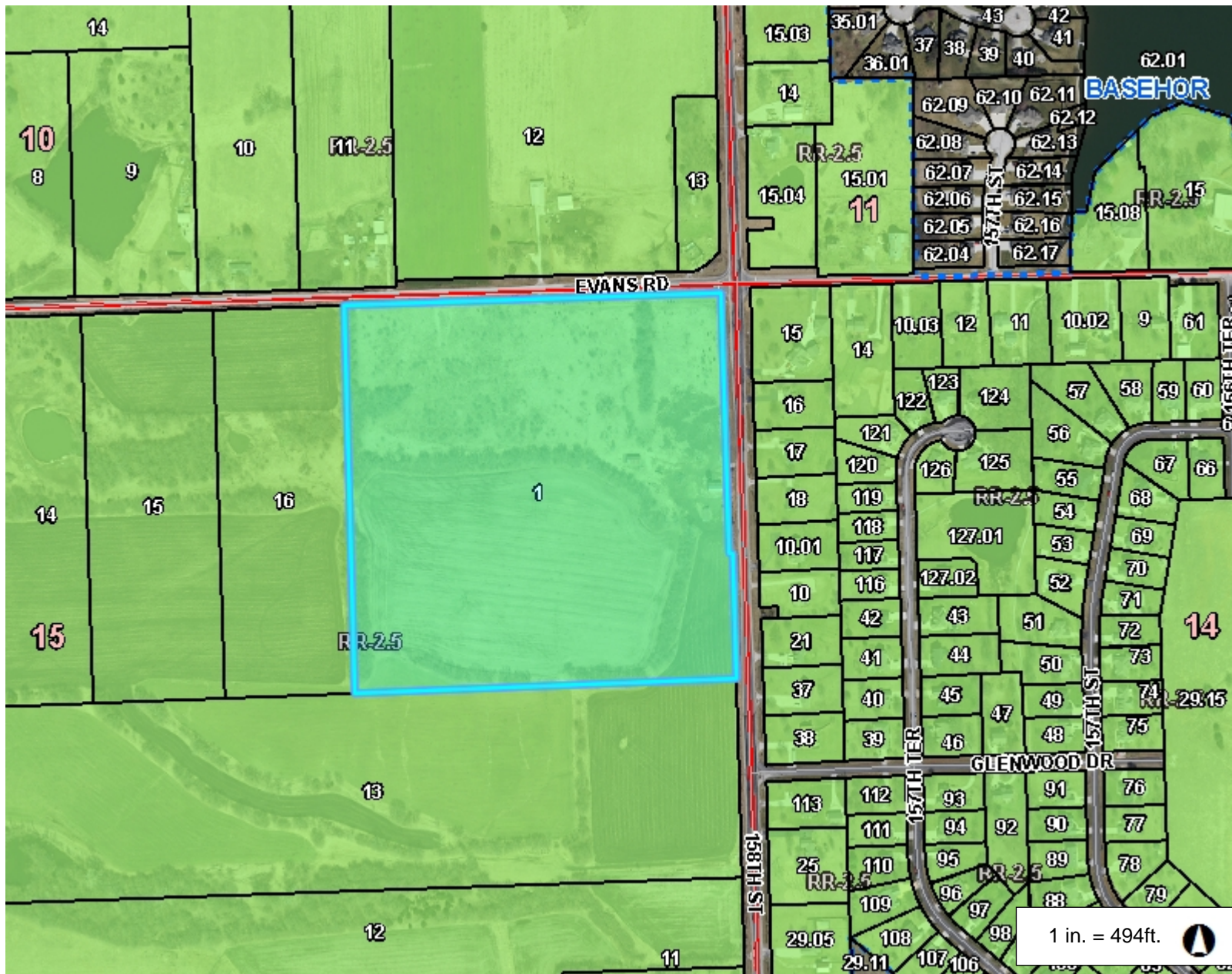
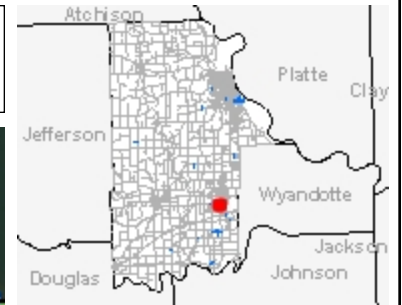
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy. Additional access limits as shown hereon.
 - 5) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
 - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 8) No off-plat restrictions.



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

Joseph A. Herring
PS # 1296

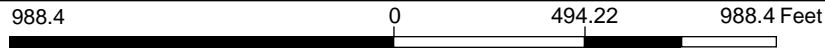
DEV-23-053/054 B&P Estates



Legend

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

1 in. = 494ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



City of Basehor

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

February 16, 2023

Joe Herring
315 N. 5th Street
Leavenworth, KS 66048

Subject: Potential Land Division at 158th & Evans"

Dear Leavenworth County, Kansas Planning Department,

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

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

The current Basehor Comprehensive Plan can be found here:

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

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

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

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

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

Respectfully,

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

Allison, Amy

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

Internal Use Only

Evergy approves and has no issues with the following request.

Thank you

Kyle Burkhardt

Evergy
TD Designer II
📞 785-508-2408
Kyle.Burkhardt@evergy.com



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

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

Good Afternoon,

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

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

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

Allison, Amy

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

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

Aaron

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

Aaron,

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

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

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

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

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

Good Afternoon,

Allison, Amy

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

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

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

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

Good Afternoon,

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

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

MEMO

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

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

I have no further recommendation for this subdivision.

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

Allison, Amy

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

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

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

Sincerely,

Mitch Pleak

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

This Message Is From an External Sender

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

Comments attached

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

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

B & P ESTATES

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

FINAL PLAT

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

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

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

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

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

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

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

Brian Johnson
Member of B & P DEVELOPMENT LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of B & P ESTATES this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

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

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

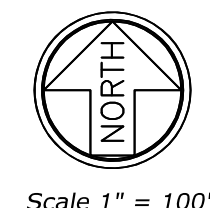
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

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

Reviewed 2023.05.30 No Comments

Daniel Baumchen, PS#1363
County Surveyor



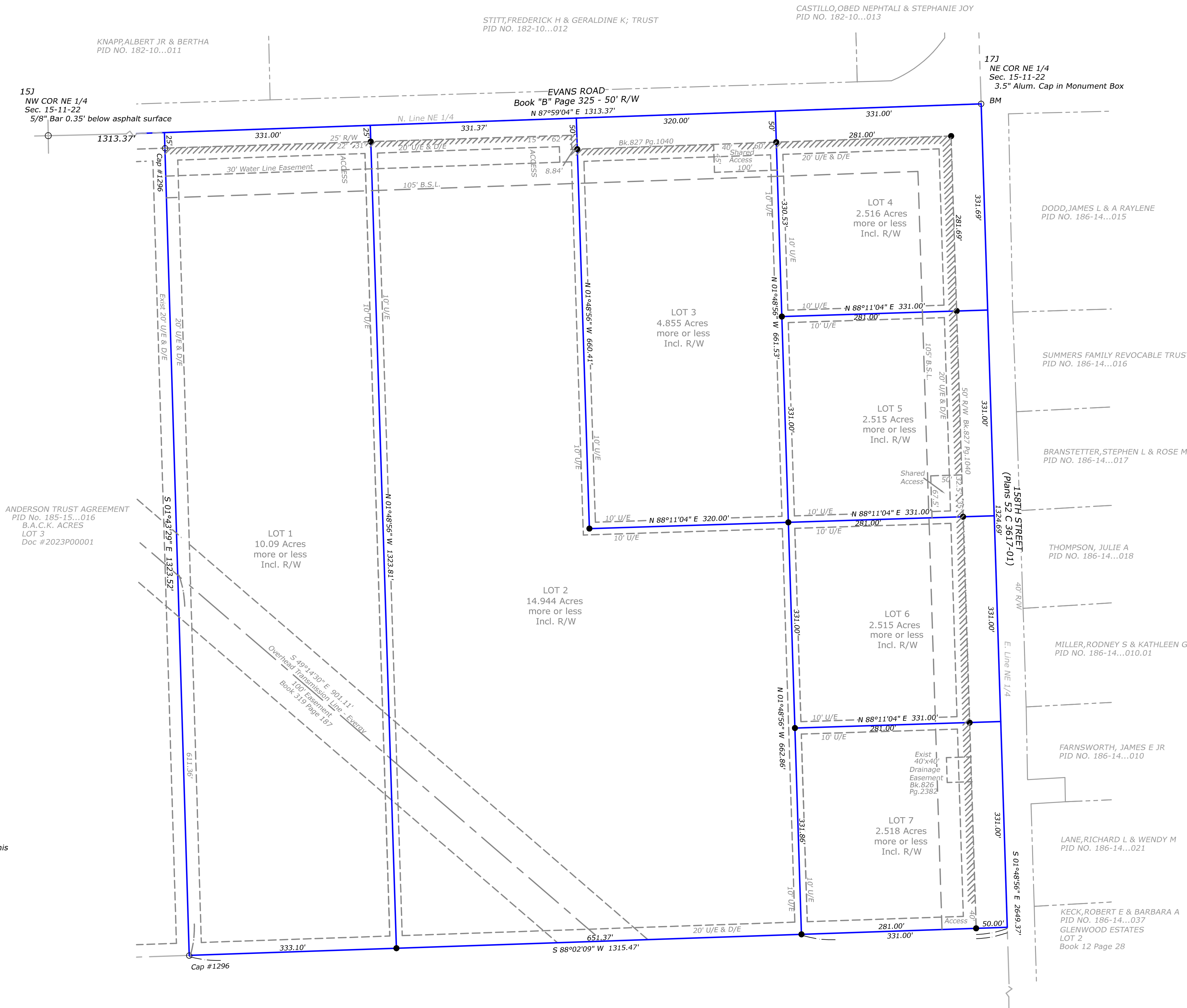
Job # K-23-1681
April 16, 2023 Rev. 5/26/23
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@herringinc.com

Scale 1" = 100'
100 0 100 200 300
1" = 100'



LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE



- LEGEND:**
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 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
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ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
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 - 8) Road Record - See Survey
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 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
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 - 12) Utility Companies -
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
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 - All rear yard setbacks - 40' (Accessory - 15')
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 - Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - B.A.C.K. ACRES - Doc # 2023P00001
 - GLENWOOD ACRES - Book 12 Page 28

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



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

Joseph A. Herring
PS # 1296

B & P ESTATES

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

FINAL PLAT

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

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

06-06-2023
OLSSON REVIEW
No Further Comment

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

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

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

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

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

Brian Johnson
Member of B & P DEVELOPMENT LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Brian Johnson, Member of B & P Development LLC, to me personally known to be the same persons who executed the 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 B & P ESTATES this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

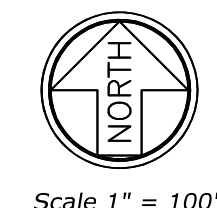
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B & P ESTATES this _____ day of _____, 2023.

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

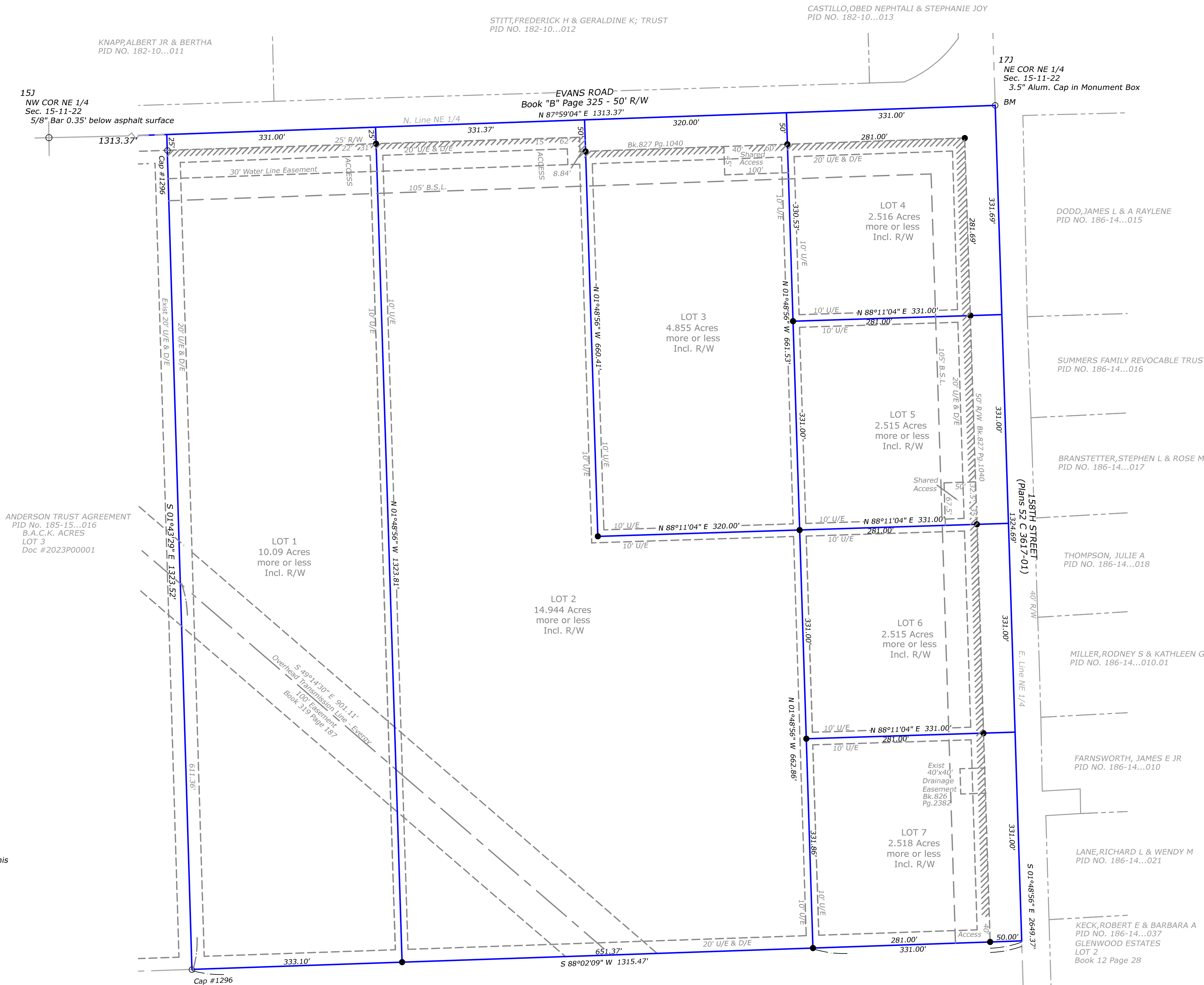
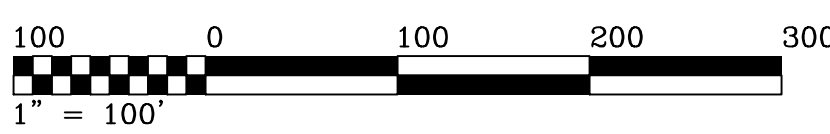
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.



Scale 1" = 100'

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

Daniel Baumchen, PS#1363
County Surveyor

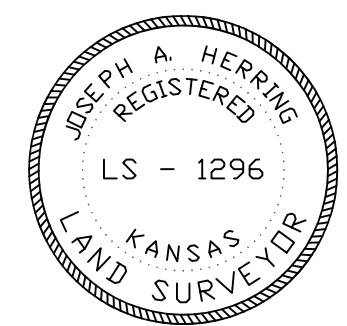
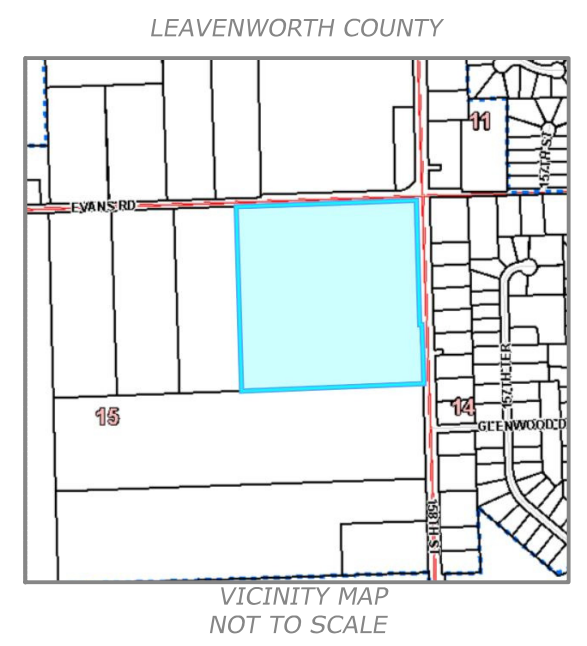


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated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

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W
 - 5) Basis of Bearing - KS SPC North Zone 1301
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2022R01758
 - 12) Utility Companies -
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title File Number 23448822 dated April 10, 2023.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Existing Structures, if any, not shown hereon.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.
 - Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - B.A.C.K. ACRES - Doc # 2023P00001
 - GLENWOOD ACRES - Book 12 Page 28

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy. Additional access limits as shown hereon.
 - 5) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 7) No off-plat restrictions.



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

Joseph A. Herring
PS # 1296

B & P ESTATES

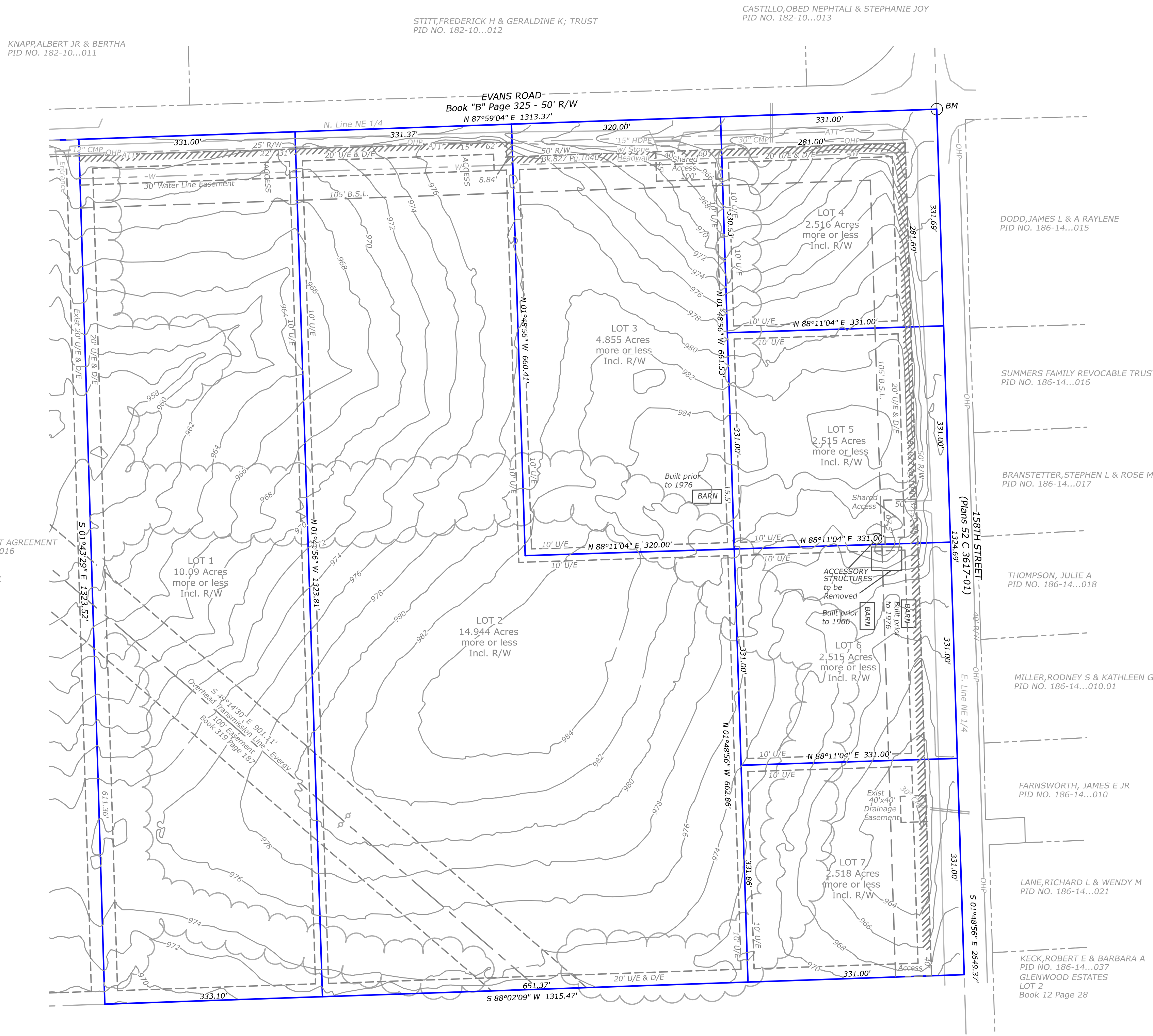
A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

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

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

06-06-2023
OLSSON REVIEW
No Further
Comment

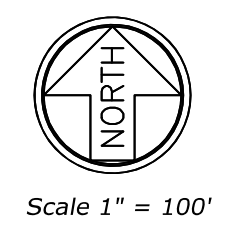
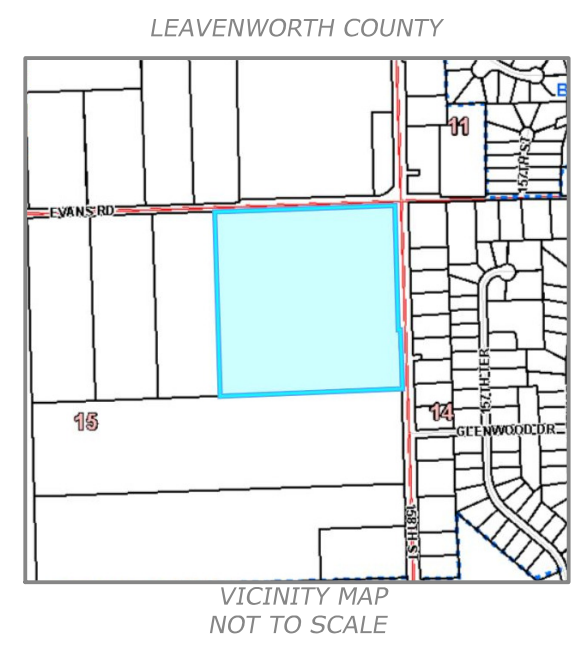


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated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

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

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - 1 : 400518
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - NE COR NE 1/4 Section 15 - Elev - 965'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2022R01758
 - 13) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 14) Reference Continental Title File Number 23448822 dated April 10, 2023.
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 17) Distances to and of structures, if any, are +- 1'.
 - 18) Easements as per referenced Title Commitment are shown hereon, if any.
- Drainage Easement Bk.826 Pg.2383 lies within platted 20' Drainage Easement.
- Southwestern Bell Telephone Easement Bk.420 Pg.40 lies within platted easement.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
- B.A.C.K. ACRES - Doc # 2023P00001
- GLENWOOD ACRES - Book 12 Page 28

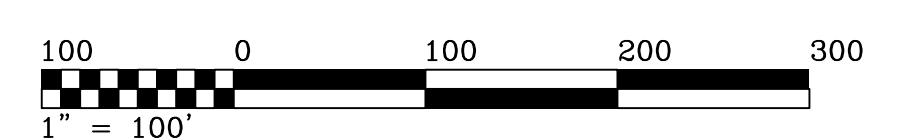
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy. Additional access limits as shown hereon.
 - 5) Lots 3 and 4 have a shared access to Evans Road. Lots 5 and 6 have a shared access to 158th Street. Maintenance of the access drive is shared between the appropriate lots.
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 7) No off-plat restrictions.



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



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



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

Joseph A. Herring
PS # 1296



Leavenworth County Planning and Zoning Preliminary and Final Plat

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

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

Please address the following comments:

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

Response: Yes

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

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

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

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

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

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

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

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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

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

July 12, 2023

REQUEST: **Consent Agenda**

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 19725 MITCHELL ROAD

APPLICANT/APPLICANT AGENT:

LARRY HAHN
HAHN SURVEYING

PROPERTY OWNER:

CHRISTOPHER & ASHLI SMITH
19725 MITCHELL ROAD
TONGANOXIE, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 MIN ACRES)

LEGAL DESCRIPTION:

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-059 & 060, Preliminary & Final Plat for Smith Creek Ridge, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-059 & 060, Preliminary & Final Plat for Smith Creek Ridge, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

13.62 ACRES

PARCEL ID NO:

147-26-0-00-00-011.00

BUILDINGS:

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

PROJECT SUMMARY:

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

ACCESS/STREET:

MITCHELL ROAD - COUNTY LOCAL,
GRAVEL ± 24';

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

6/23/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING

PROPERTY OWNERS:

N/A

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

STAFF COMMENTS:

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. A single-family residential permit for Lot 1 shall be filed with the Planning & Zoning Department prior to the plat being filed with the Register of Deeds.
6. The vacation number for the Old Leavenworth-Lawrence Right-of-Way shall be labeled on the face of the plat prior to the plat being filed with the Register of Deeds.
7. The developer must comply with the following memorandums:
 - a. Email – Kyle Anderson, Planning & Zoning, dated May 16, 2023
 - b. Email – Mark Billquist, Stranger FD, dated May 16, 2023
 - c. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023

ATTACHMENTS:

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

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

SCANNED

Stranger
Freestate RWD #9
13.40 464 RR5

Office Use Only
 CAMA No.: 147-26-011.00
 Township: Stranger
 Planning Commission Meeting Date: _____
 Project No.: DEV-23- Date Received: 04.28.2023 Date Paid: _____

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

GENERAL INFORMATION

Proposed Subdivision Name: SMITH CREEK RIDGE
 Nearest Intersection: MITCHELL ROAD & TONGANOXIE ROAD
 Legal Description (S-T-R 1/4 Section): SE 1/4 26-T10S-R21E
 Zoning: RR - 5.0
 Comprehensive Plan Land Use Designation: _____
 Urban Growth Management Area: _____
 Surveyor and/or Engineer Firm: HAHN SURVEYING
 Contact Person: LARRY HAHN
 Address: PO BOX 186 BASEHOR, KANSAS 66007
 Phone: 913-547-3405 Fax: _____ Email: hahnsurvey@gmail.com

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

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

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

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

ATTACHMENT A-1

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

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

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

GENERAL INFORMATION

Subdivision Name: SMITH CREEK RIDGE

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

Zoning: RR- 5.0

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

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

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

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

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

ATTACHMENT A-2

Ollson Review

FINAL PLAT

Scale bar is correct

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

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

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

PRELIMINARY PLAT

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

No existing culvert for pond – Lot 2

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

Scale bar is correct

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

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

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

Planning & Zoning Review

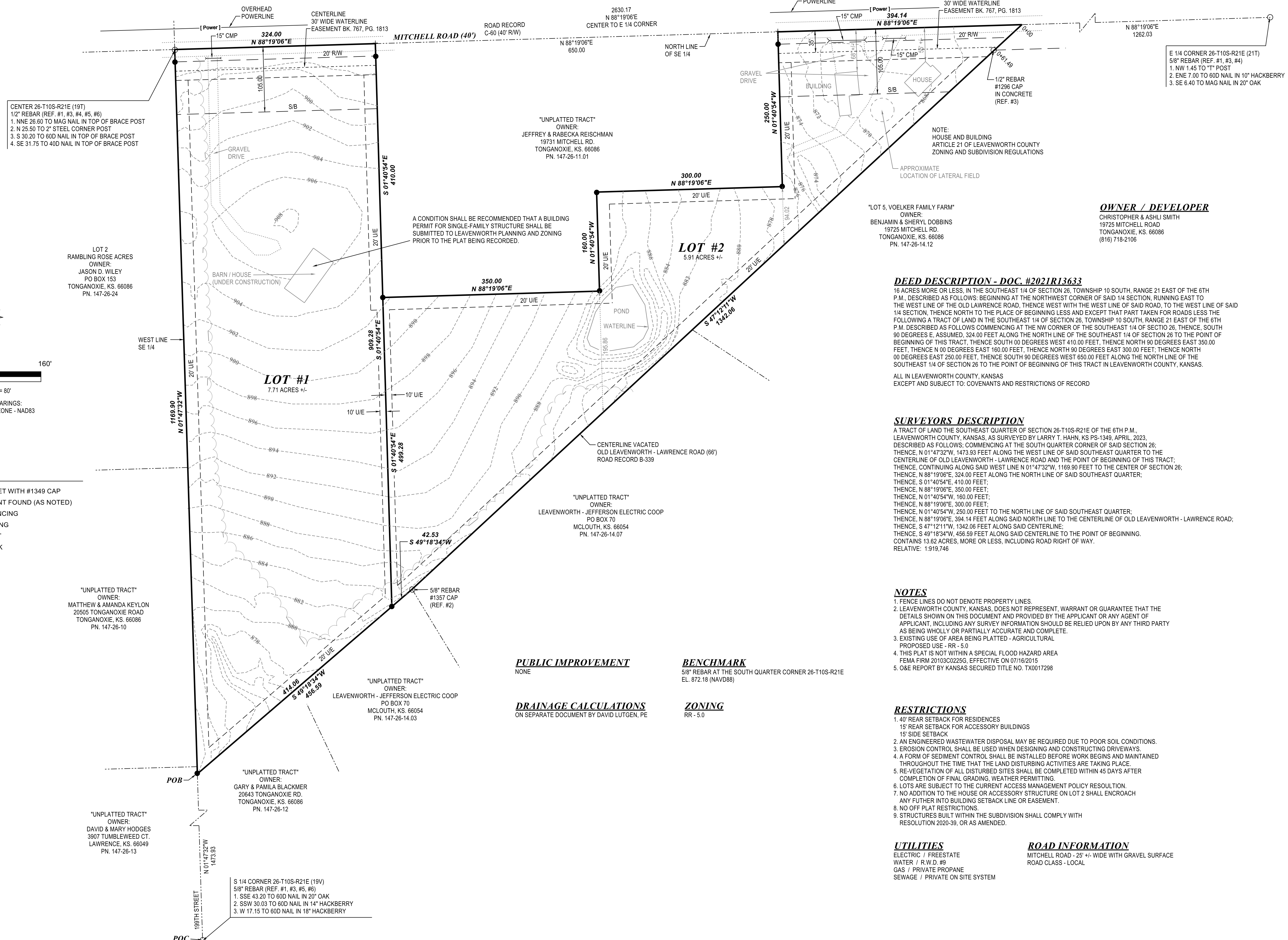
Note #3 – I have check FEMA FIRM #, I believe to be correct

No Drainage easements

SMITH CREEK RIDGE

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

PRELIMINARY PLAT



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

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

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

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

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

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

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

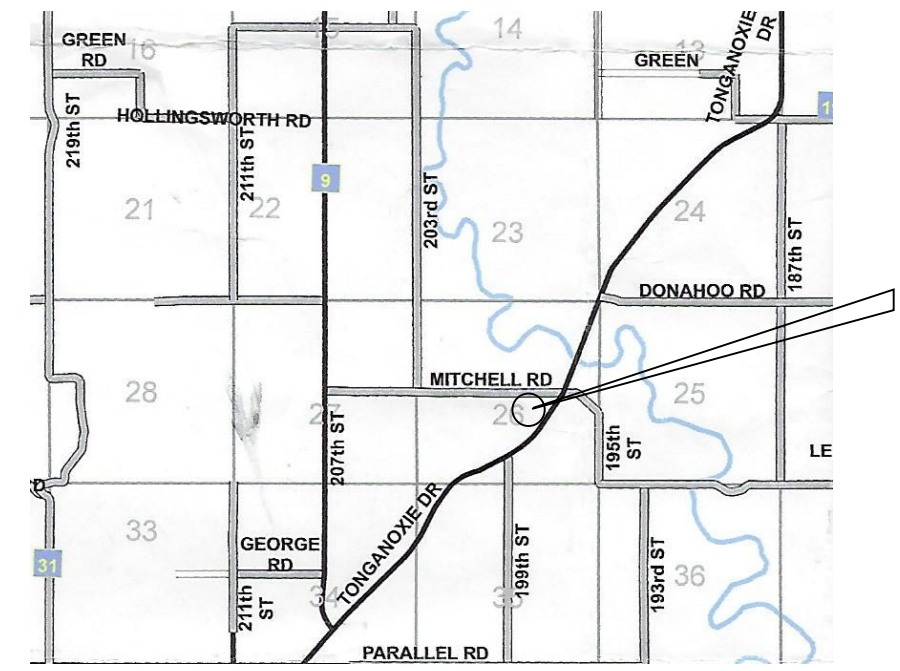
"LOT 5, VOELKER FAMILY FARM"
OWNER:
BENJAMIN & SHERYL DOBBINS
19725 MITCHELL RD.
TONGANOXIE, KS. 66086
PN. 147-26-14.12

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

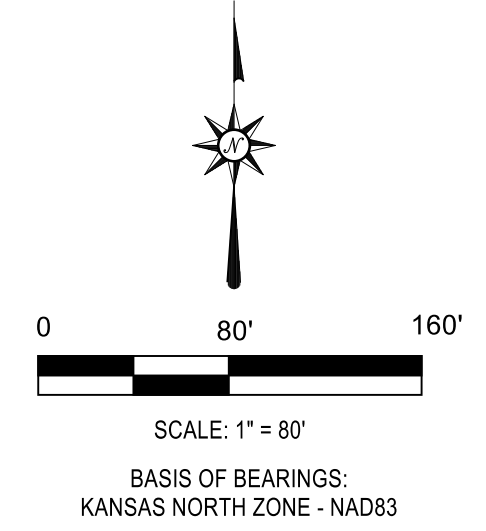
A CONDITION SHALL BE RECOMMENDED THAT A BUILDING PERMIT FOR SINGLE-FAMILY STRUCTURE SHALL BE SUBMITTED TO LEAVENWORTH PLANNING AND ZONING PRIOR TO THE PLAT BEING RECORDED.

NOTE:
HOUSE AND BUILDING
ARTICLE 21 OF LEAVENWORTH COUNTY
ZONING AND SUBDIVISION REGULATIONS

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



LOCATION MAP
NO SCALE



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

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

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

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

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

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

- UTILITIES**
ELECTRIC / FREESTATE
WATER / R.W.D. #9
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
- ROAD INFORMATION**
MITCHELL ROAD - 25' +/- WIDE WITH GRAVEL SURFACE
ROAD CLASS - LOCAL

PUBLIC IMPROVEMENT
NONE

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

DRAINAGE CALCULATIONS
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

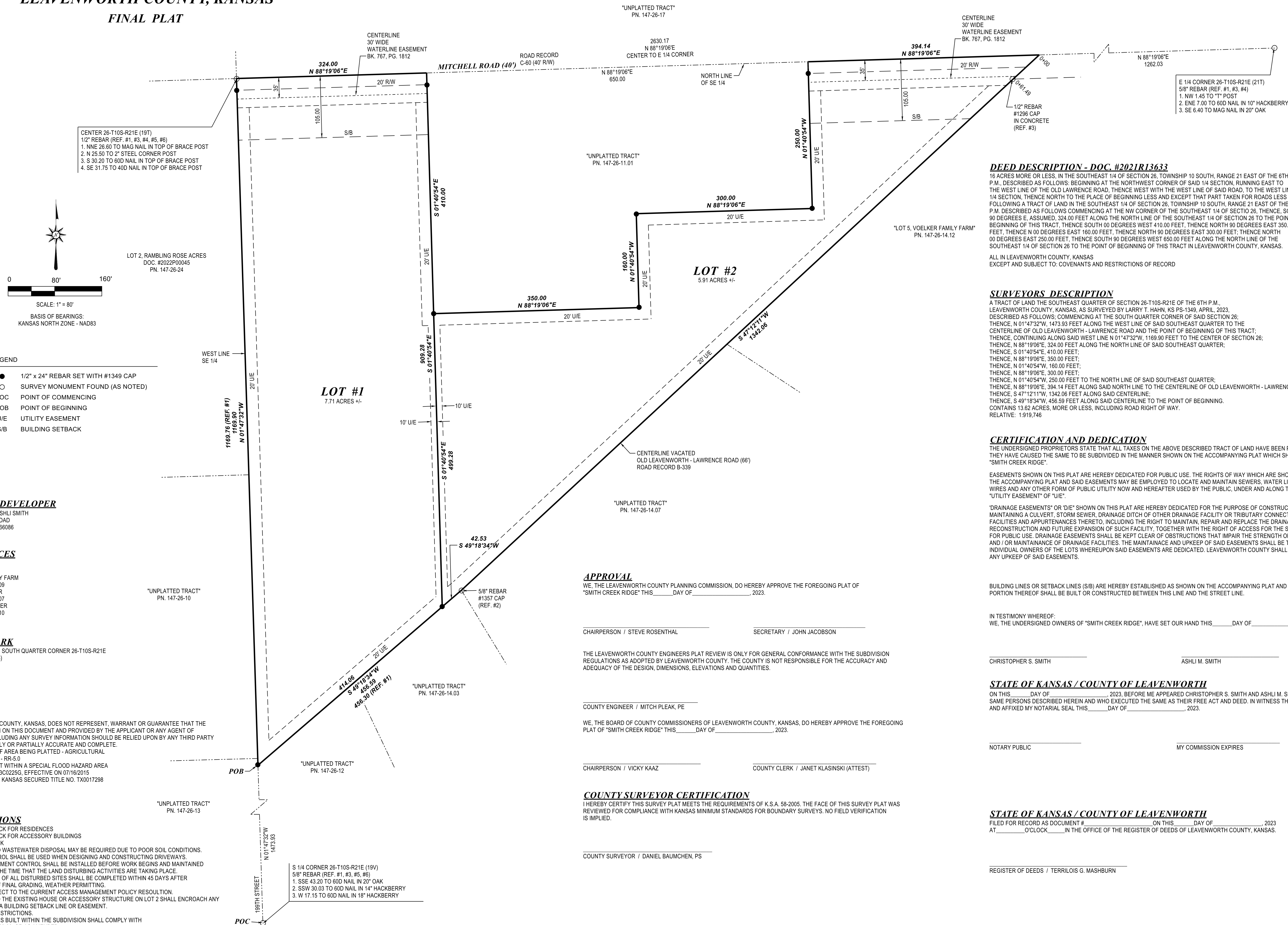
ZONING
RR - 5.0

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

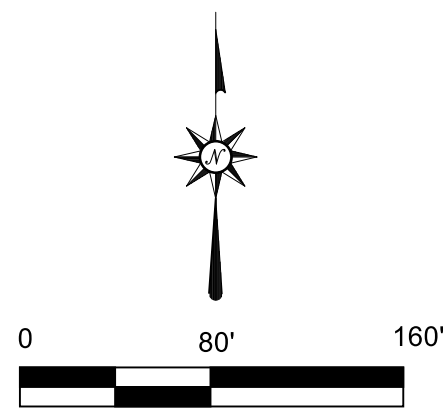
SMITH CREEK RIDGE

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

FINAL PLAT



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



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

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

OWNER / DEVELOPER

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

REFERENCES

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

BENCHMARK

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

ZONING

RR - 5.0

NOTES

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

RESTRICTIONS

- 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
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- RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
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- NO OFF-PLAT RESTRICTIONS.
- ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

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

DEED DESCRIPTION - DOC. #2021R1363

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

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

SURVEYORS DESCRIPTION

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

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "SMITH CREEK RIDGE".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OF "U/E".

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND / OR MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTAINANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:
WE, THE UNDERSIGNED OWNERS OF "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS _____ DAY OF _____, 2023.

CHRISTOPHER S. SMITH ASHLI M. SMITH

STATE OF KANSAS / COUNTY OF LEAVENWORTH

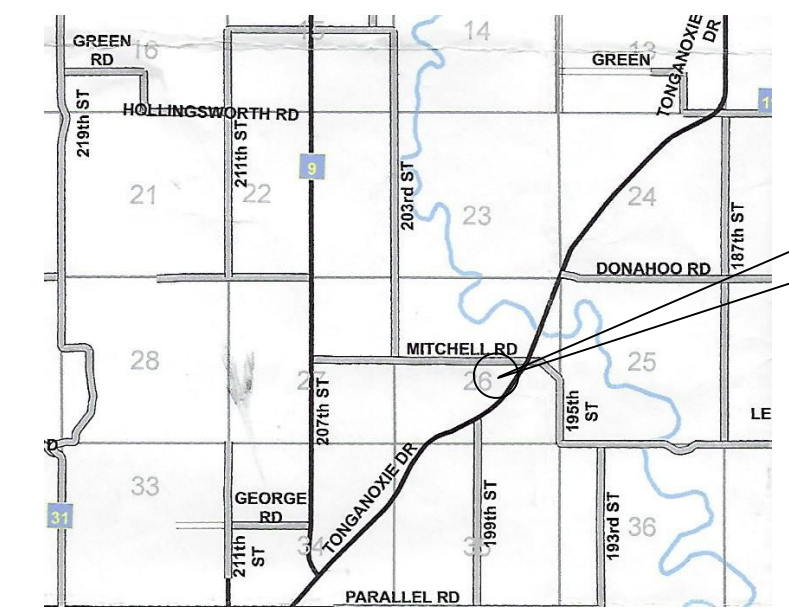
ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED CHRISTOPHER S. SMITH AND ASHLI M. SMITH, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LOCATION MAP
NO SCALE

APPROVAL

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

CHAIRPERSON / STEVE ROSENTHAL SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

COUNTY ENGINEER / MITCH PLEAK, PE

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

CHAIRPERSON / VICKY KAAZ COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

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

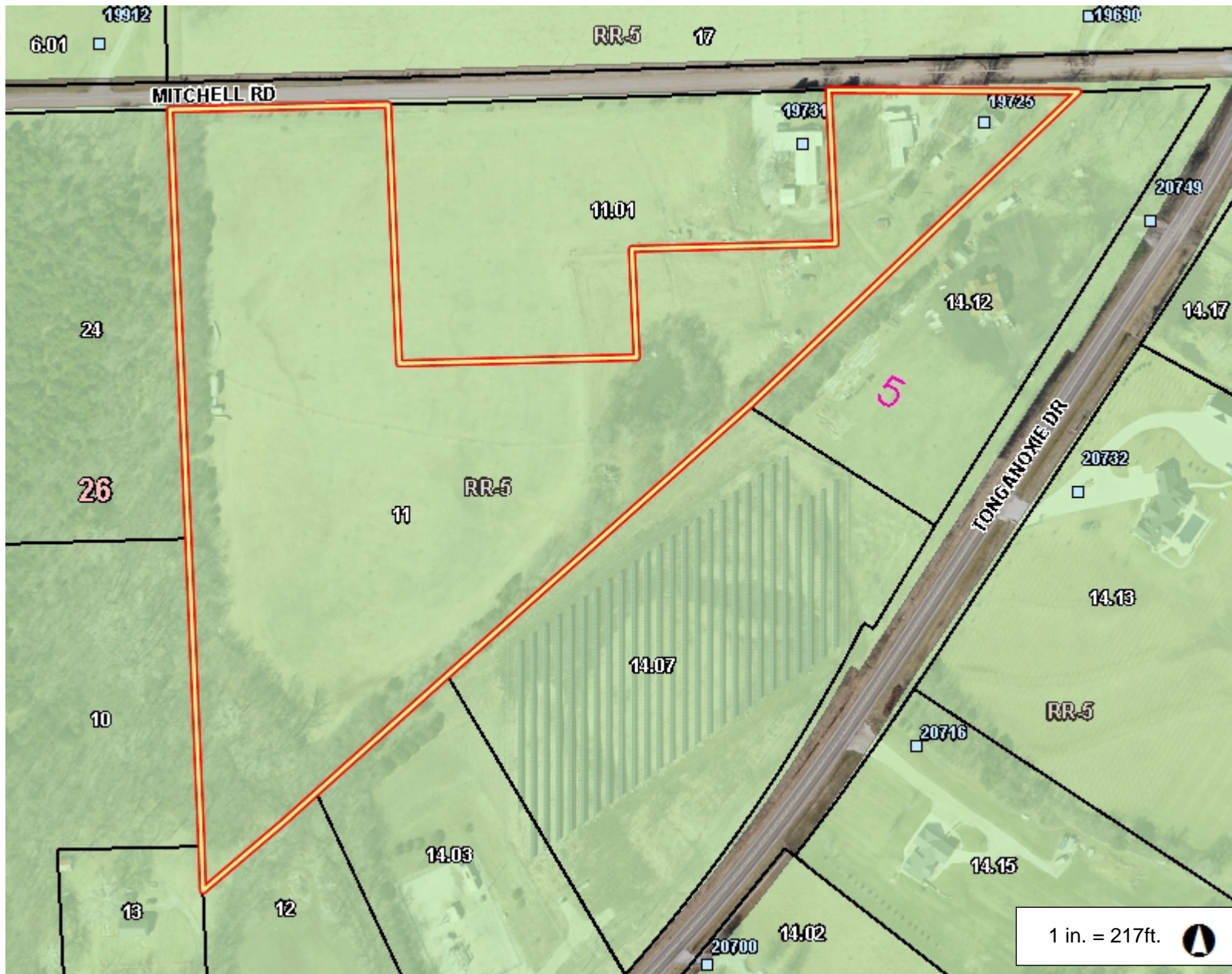
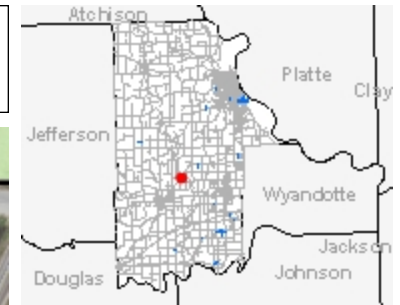
COUNTY SURVEYOR / DANIEL BAUMCHEN, PS

LARRY T. HAHN, KS PS-1349

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

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

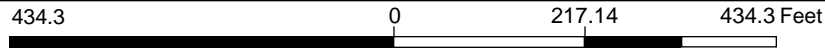
DEV-23-059/060 Smith Creek Ridge



Legend

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

1 in. = 217ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

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

We have not received any complaints on this property. The septic systems appear to remain on the same property as the building they service. The building being constructed on Lot 1 is a 3200 sq' accessory building. There is not a dwelling on Lot 1 so this lot would be non-compliant with our regulations. The building permit is attached. I went to the property for a site check and the building was under construction (pictures attached).

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

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

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

Good Afternoon,

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

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

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

Thank you,

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

Allison, Amy

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

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

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

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief

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

Good Afternoon,

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

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

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

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

stfdchief1760@gmail.com

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

Allison, Amy

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

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Accounts Coordinator



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

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

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

Good Afternoon,

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

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

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

Thank you,

Allison, Amy

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

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

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

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

Good Afternoon,

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

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

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

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

--

Thanks and have a great day,



Karen Armstrong
District Manager
913-845-3571

MEMO

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

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

I have no further recommendation for this subdivision.

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

06-06-2023
OLSSON REVIEW
No Further
Comment

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



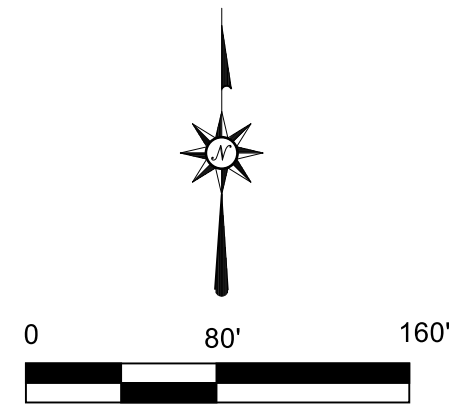
SMITH CREEK RIDGE

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

FINAL PLAT

06-06-2023
OLSSON REVIEW
No Further
Comment

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



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

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

OWNER / DEVELOPER

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

REFERENCES

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

BENCHMARK

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

ZONING

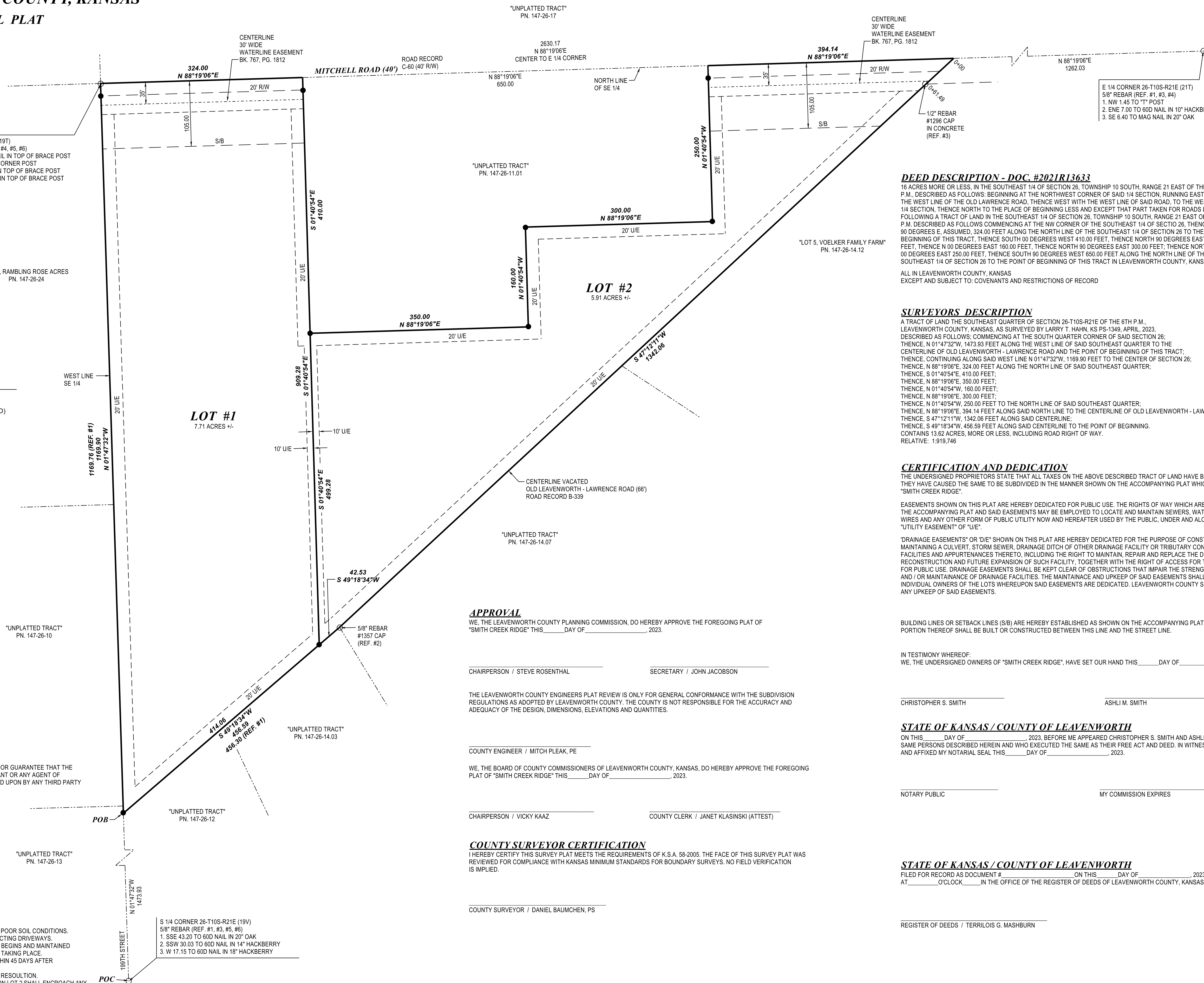
RR-5.0

NOTES

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

RESTRICTIONS

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



DEED DESCRIPTION - DOC. #2021R3633

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

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

SURVEYORS DESCRIPTION

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

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "SMITH CREEK RIDGE".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OF "U/E".

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND / OR MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTAINANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, WE, THE UNDERSIGNED OWNERS OF "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS _____ DAY OF _____, 2023.

CHRISTOPHER S. SMITH ASHLI M. SMITH

STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

APPROVAL

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

CHAIRPERSON / STEVE ROSENTHAL SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

COUNTY ENGINEER / MITCH PLEAK, PE

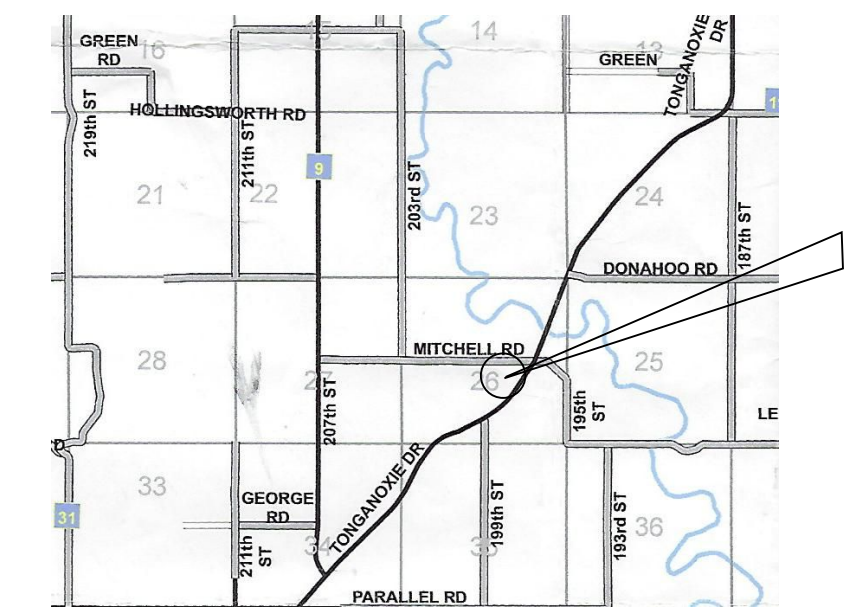
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "SMITH CREEK RIDGE" THIS _____ DAY OF _____, 2023.

CHAIRPERSON / VICKY KAAZ COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

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

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS



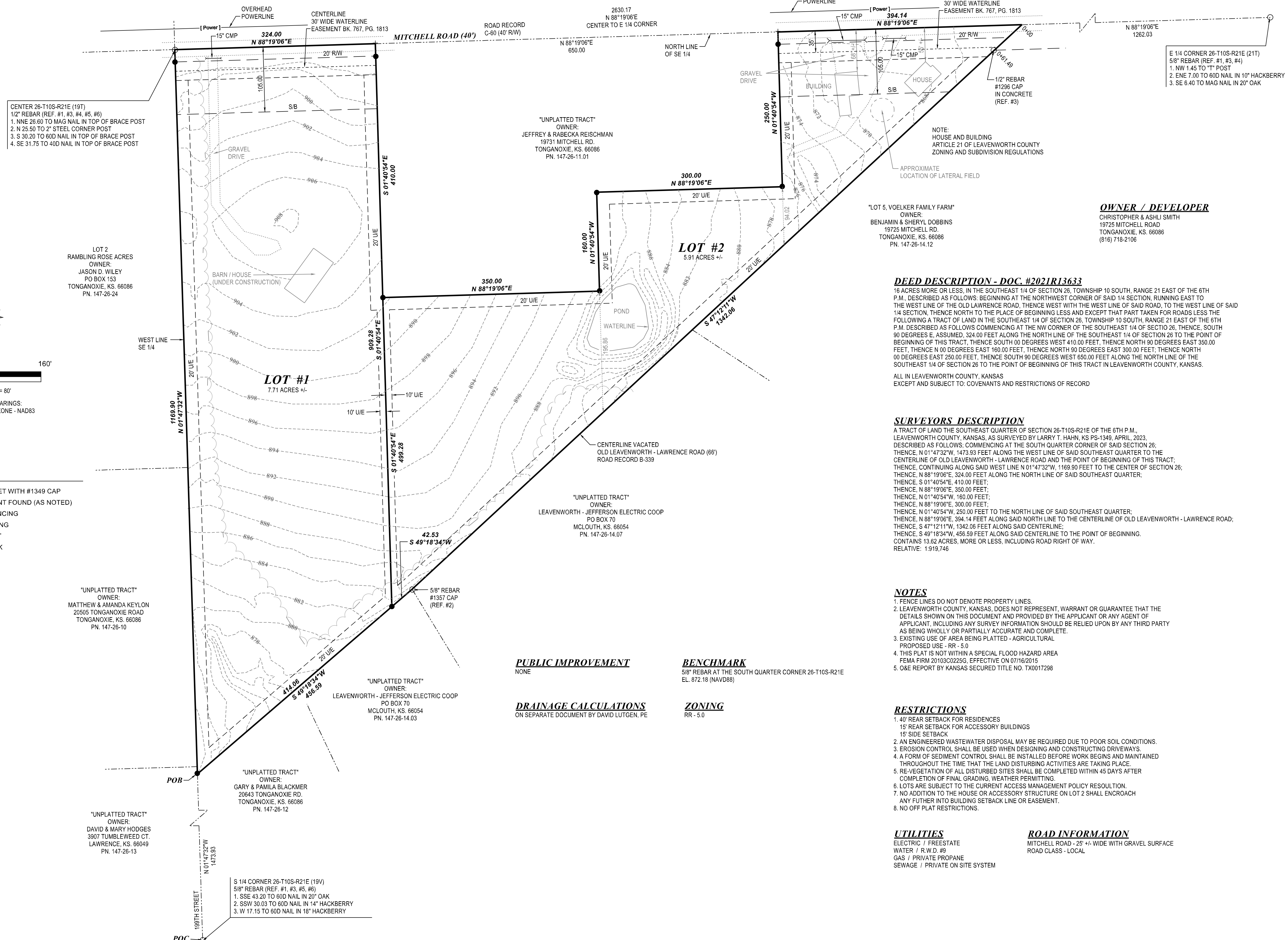
LOCATION MAP
NO SCALE

SMITH CREEK RIDGE

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

PRELIMINARY PLAT

06-06-2023
OLSSON REVIEW
No Further
Comment



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

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

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

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

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

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

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

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

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

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

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

NOTES
1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR - S 0
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 2010030225G, EFFECTIVE ON 07/16/2015
5. O&E REPORT BY KANSAS SECURED TITLE NO. TX0011296

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

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

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

PUBLIC IMPROVEMENT
NONE

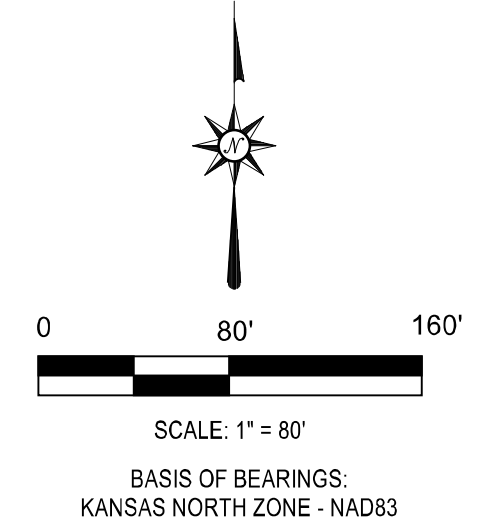
DRAINAGE CALCULATIONS
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

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

ZONING
RR - S 0



LOCATION MAP
NO SCALE



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

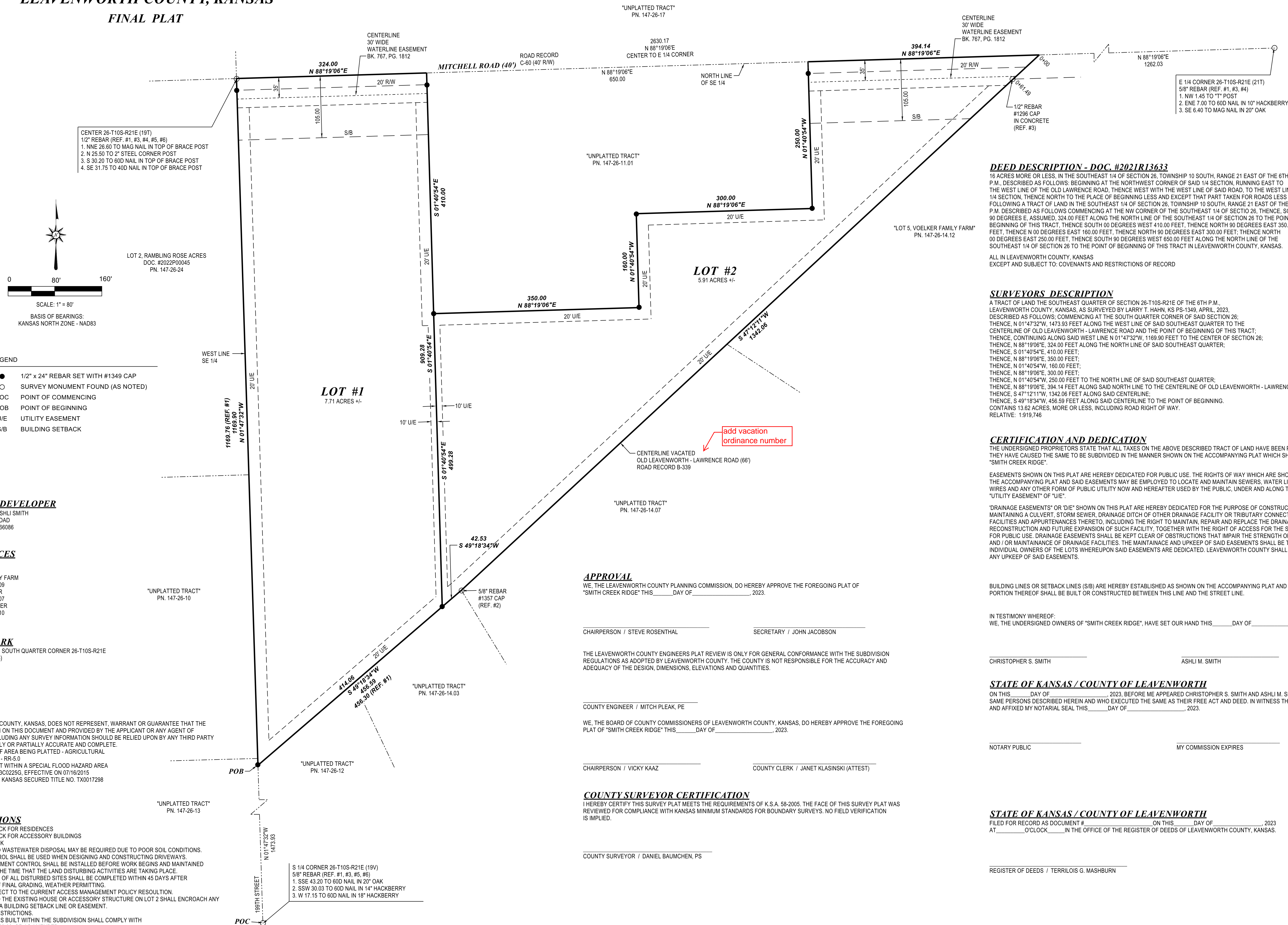
- REFERENCES**
1. DOC. #2009S008
 2. S-15, #14 (2003)
 3. VOELKER FAMILY FARM DOC. #2015P00009
 4. SMITH'S CORNER DOC. #2016P000007
 5. COUNTRY CORNER DOC. #2020P00010
 6. DOC. #2022S041

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

SMITH CREEK RIDGE

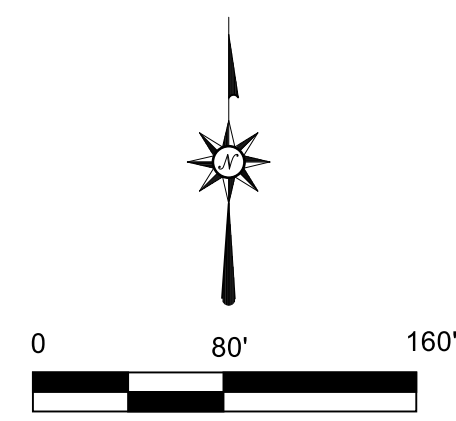
A SUBDIVISION IN THE SOUTHEAST QUARTER
SECTION 26-T10S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



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

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



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

OWNER / DEVELOPER

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

REFERENCES

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

BENCHMARK

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

ZONING

RR - 5.0

NOTES

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

RESTRICTIONS

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

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

DEED DESCRIPTION - DOC. #2021R1363

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

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

SURVEYORS DESCRIPTION

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

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "SMITH CREEK RIDGE".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OF "U/E".

"DRAINAGE EASEMENTS" OR "D/E" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE DITCH OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND / OR MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTAINANCE AND UPKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE LOTS WHEREUPON SAID EASEMENTS ARE DEDICATED. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY UPKEEP OF SAID EASEMENTS.

BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:
WE, THE UNDERSIGNED OWNERS OF "SMITH CREEK RIDGE", HAVE SET OUR HAND THIS _____ DAY OF _____, 2023.

CHRISTOPHER S. SMITH ASHLI M. SMITH

STATE OF KANSAS / COUNTY OF LEAVENWORTH

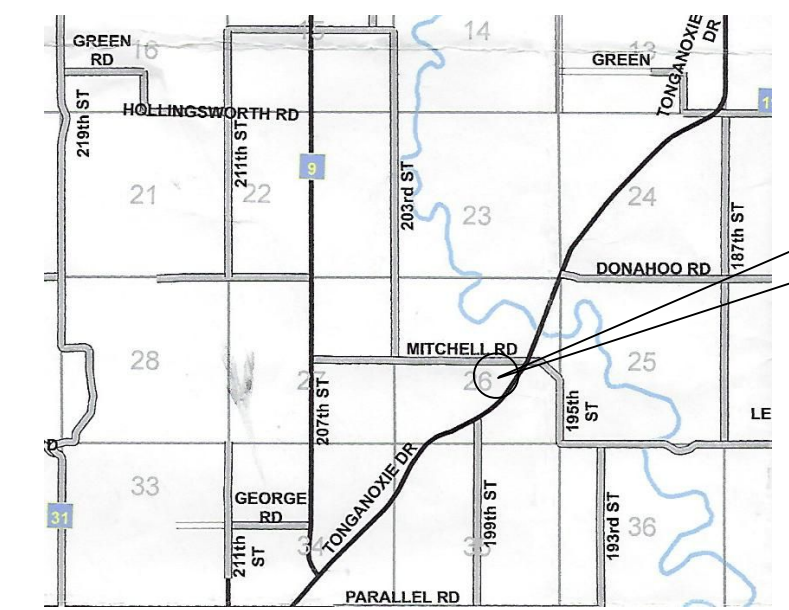
ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED CHRISTOPHER S. SMITH AND ASHLI M. SMITH, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LOCATION MAP
NO SCALE

APPROVAL

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

CHAIRPERSON / STEVE ROSENTHAL SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

COUNTY ENGINEER / MITCH PLEAK, PE

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

CHAIRPERSON / VICKY KAAZ COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

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

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS

LARRY T. HAHN, KS PS-1349

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

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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

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

July 12, 2023

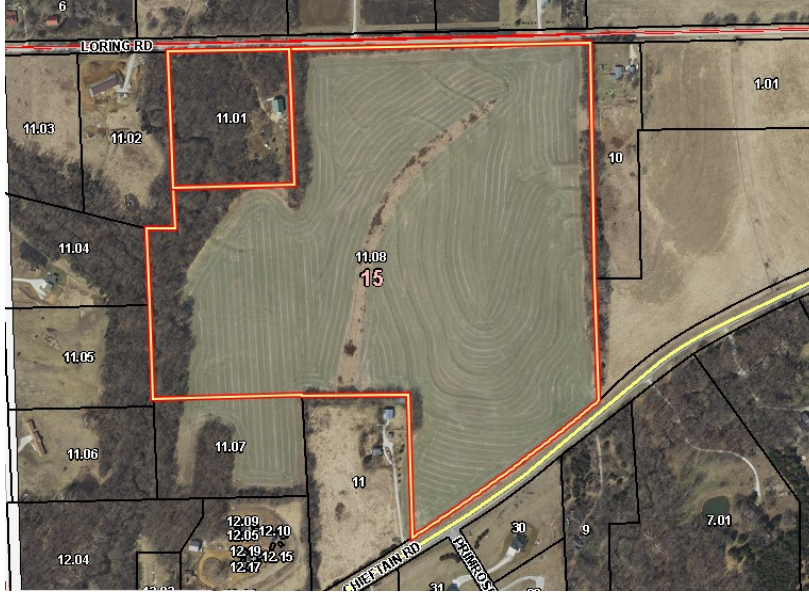
REQUEST: **Consent Agenda**

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 26033 LORING RD & 00000 CHIEFTAIN RD



APPLICANT/APPLICANT AGENT:

JESSE NOLL
LANDPLAN ENGINEERING

PROPERTY OWNER:

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

JEREMY HESS & ERICA HUNTER
26033 LORING ROAD
LAWRENCE KS 66046

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 ACRE MIN)

LEGAL DESCRIPTION:

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

SUBDIVISION: SHAW ACRES

FLOODPLAIN: ZONE A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-073 & 074, Preliminary & Final Plat for Shaw Acres No 2, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-073 & 074, Preliminary & Final Plat for Shaw Acres No 2, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

74.72 ACRES

PARCEL ID NO:

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

BUILDINGS:

1 SINGLE FAMILY RESIDENCE

PROJECT SUMMARY:

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

ACCESS/STREET:

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

Location Map: see above

UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: RENO FD

WATER: RWD 13

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

6/26/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING
PROPERTY OWNERS:

N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a lot and a tract of land into six lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 is currently a part of the Shaw Acres subdivision. The lot has been included in the subdivision to redesign a property line. Lots 2-5 are proposed to be 6.06 acres in size each. Lots 1-5 will access from Loring Road, either from an existing driveway or a new driveway in compliance with the Access Management Regulations. Lot 6 is proposed to be 40.68 acres. Access to Lot 6 will come from an existing access easement that has been filed at the Register of Deeds. Any further access points will need to be approved by the Kansas Department of Transportation, as Chieftain Road is a State Highway. A portion of the properties are located within the floodplain, Zone A. Staff recommends placing a condition on the plat that would require any development within or near the area designated Zone A to provide an elevation certificate prior to construction. A gas line also runs through the property with an existing 66 ft. easement. The Subdivision Regulations require a 50 ft. setback on either side of a gas line, which the applicant has provided. The proposed lots are in compliance with the requirements of the RR-5 district. Staff is generally in support.

PROPOSED CONDITIONS:

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

ATTACHMENTS:

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

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

PID: <u>215-15</u>	Office Use Only	
Township: <u>Reno</u>		
Planning Commission Meeting Date: _____		
Case No. <u>DEV-23-</u>	Date Received/Paid: <u>05.31.2023</u>	
Zoning District <u>RR 5</u>		
Comprehensive Plan land use designation _____		

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

GENERAL INFORMATION

Proposed Subdivision Name: Shaw Acres No. 2

Address of Property: 26033 Loring Road Lawrence, KS 66046

Urban Growth Management Area: _____

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

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

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

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

ATTACHMENT A

FINAL PLAT APPLICATION

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

215-15 011.08 & 011.01

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

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

GENERAL INFORMATION

Proposed Subdivision Name: Shaw Acres No. 2

Address of Property: 26033 Loring Road Lawrence, KS 66046

PID: 2151500000011010 & 2151500000011070 ^{11.08} Urban Growth Management Area: _____

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

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

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

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

FINAL PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

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

OWNER INFORMATION

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

GENERAL INFORMATION

Proposed Subdivision Name: Shaw Acres No. 2
Address of Property: 26033 Loring Road Lawrence, KS 66046
PID: 2151500000011010 & 2151500000011070 ^{11.08} Urban Growth Management Area: _____

SUBDIVISION INFORMATION

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

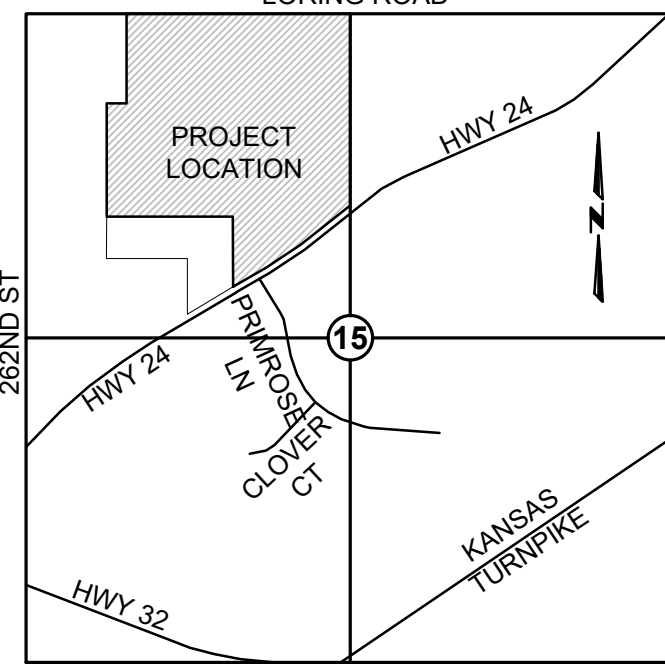
Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 20103C0300G

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

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

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

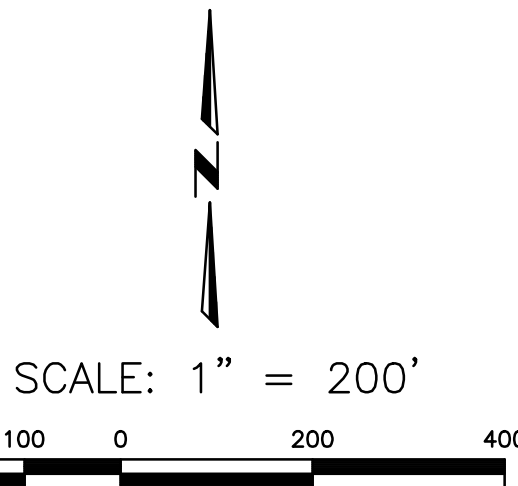
LOCATION MAP:



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

SITE SUMMARY

TOTAL AREA	3,254,589 SF	74.72 AC
TOTAL LOT AREA	3,199,505 SF	73.45 AC
TOTAL ROW AREA	55,084 SF	1.26 AC
TOTAL # LOTS	6	
MIN. LOT AREA	263,912 SF	6.06 AC
MAX. LOT AREA	1,772,140 SF	10.68 AC
AVG. LOT AREA	533,251 SF	12.24 AC



PROJECT BENCHMARK:

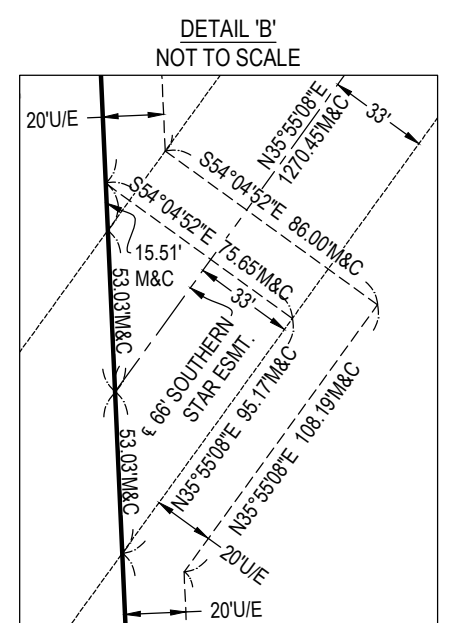
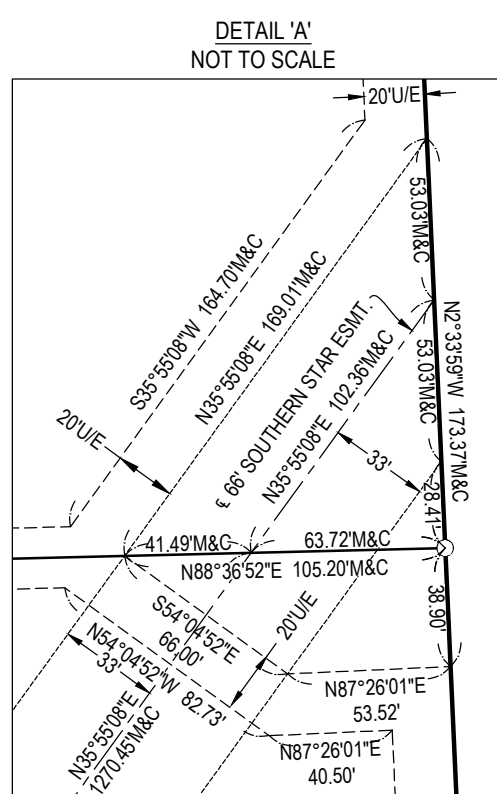
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT
1/2" REBAR FOUND
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

SECTION CORNER REFERENCE REPORTS:

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

LEGEND:

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



PRELIMINARY PLAT
SHAW ACRES NO. 2

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

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT, A RECORDED PLAT IN SAID COUNTY AND STATE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT, A DISTANCE OF 660.0 FEET, TO THE SOUTHWEST CORNER OF SHAW ACRES, A RECORDED PLAT IN SAID COUNTY AND STATE; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 1,187.51 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 175.54 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 531.73 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES AND THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 626.40 FEET, TO THE NORTHEAST CORNER OF SAID SHAW ACRES AND THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,578.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24, THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, ALONG SAID NORTHERLY RIGHT OF WAY LINE, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET; THENCE SOUTH 5 8 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.63 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 465.63 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 442.35 FEET, TO THE NORTHEAST CORNER OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT AND THE POINT OF BEGINNING.

LESS: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 660.03 FEET TO THE NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT, RECORDED IN INSTRUMENT NUMBER 2018P00027, AT THE LEAVENWORTH REGISTER OF DEEDS OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID FINAL PLAT, A DISTANCE OF 660.0 FEET, TO THE SOUTHWEST CORNER OF SHAW ACRES, A RECORDED SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2019P0007, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 442.34 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 660.09 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 17, PAGE 8981 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 02 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 442.35 FEET TO THE NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT AND THE POINT OF BEGINNING.

GENERAL NOTES:

- OWNER: ARTHUR SHAW TRUST
1031 VERMONT ST
LAWRENCE, KS 66049
AND
JEREMY HESS & ERICA HUNTER
26033 LORING RD.
LAWRENCE, KS 66046
- LAND PLANNER: LANDPLAN ENGINEERING, P.A.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
- ENGINEER/SURVEYOR: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
- CURRENT ZONING - RR-5
- CURRENT USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- SETBACK
FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40
SIDE YARD BUILDING SETBACK WITH 20 FEET UTILITY EASEMENTS IS 25 FEET SETBACK.
SIDE YARD BUILDING SETBACK WITH 15 FEET UTILITY EASEMENTS IS 20 FEET SETBACK.
SIDE YARD BUILDING SETBACK WITH 10 FEET UTILITY EASEMENTS IS 15 FEET SETBACK.
REAR YARD BUILDING SETBACK FOR A HOUSE/ DWELLING IS 40 FEET
REAR YARD BUILDING SET BACK FOR A ACCESSORY BUILDING IS 15 FEET.
- UTILITY COMPANIES
- WATER - RWD #13
- ELECTRIC - EVERGY
- SEWER - SEPTIC / LAGOON
- GAS - PROPANE / NATURAL GAS
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW INDICATES THAT PARTS OF THE SUBJECT PROPERTY LIE WITHIN ZONE "A" - SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION, WHILE MOST OF THE PROPERTY LIES IN ZONE "X" - 0.2% ANNUAL CHANCE OF FLOOD HAZARD. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS "RR-5", WHICH IS "RURAL RESIDENTIAL" (5 ACRE MINIMUM).
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE (INCLUDING BUT NOT LIMITED TO MANHOLES AND INLETS, VALVES AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE [OR] FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
- THIS SURVEY IS BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (CONVERSION FACTOR OF 39.37 INCHES PER METER), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNER AND QUARTER CORNERS.
- SAID EASEMENTS MARKED AS "UIE" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD

REFERENCE SURVEY:

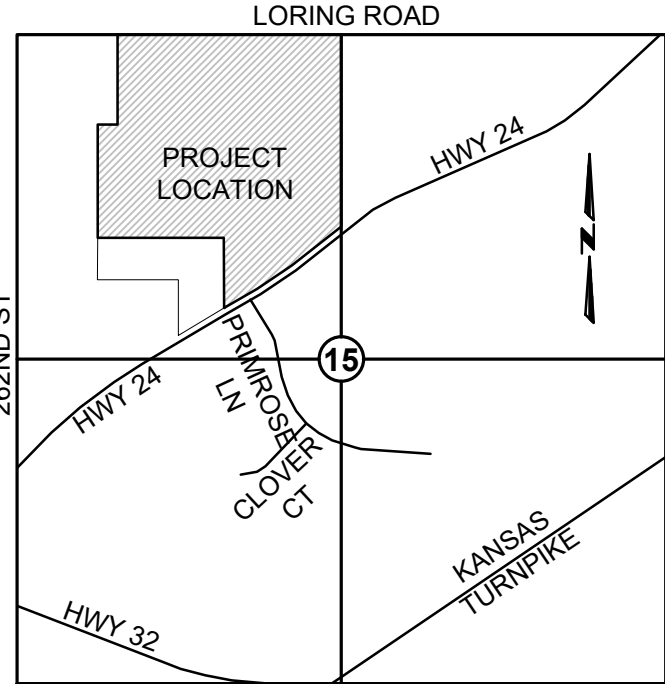
- DOCUMENT # 2019S002, BY PS-830, DATED JANUARY 8, 2019, CERTIFICATE OF SURVEY, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2020S048, BY PS-830, DATED JULY 6, 2020, TRACT SPLIT, RECORDED AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE.
- DOCUMENT # 2019P00007, BY PS-830,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

PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

Lawrence, KS • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\Survey\231006-Shaw Acres No. 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:55 PM PLOTTED: 6/23/2023 2:58 PM

LOCATION MAP:



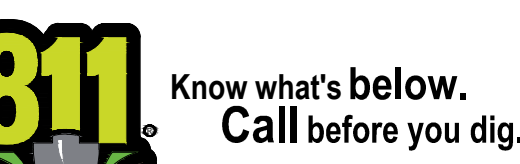
SEC. 15-T12S-R20E
LEAVENWORTH COUNTY, KANSAS
(NOT TO SCALE)

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

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

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

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

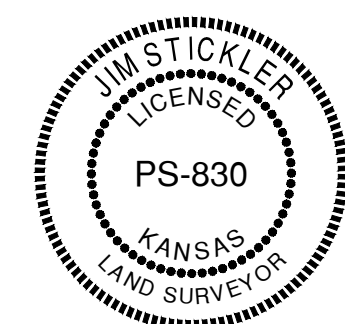
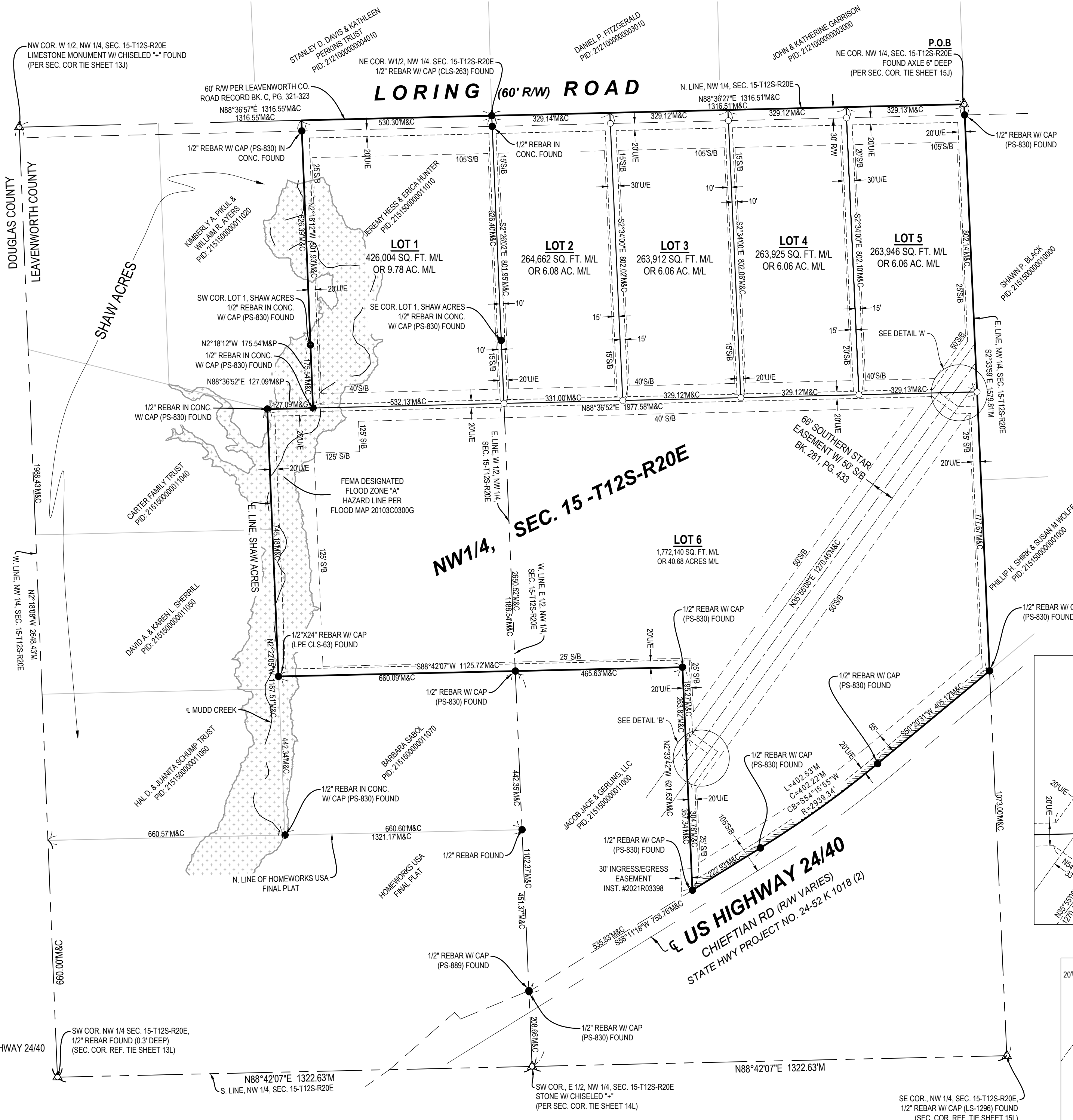


SCALE: 1" = 200'



PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

LORING (60' R/W) ROAD



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

LEGAL DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 50 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

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

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

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

A FINAL PLAT OF
SHAW ACRES NO. 2

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

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

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINE, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "UE".

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

BUILDING LINES OR SETBACK LINES (BS) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

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

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

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

JEREMY HESS, OWNER
ERICA HUNTER, OWNER

ACKNOWLEDGEMENT:
STATE OF KANSAS
COUNTY OF _____

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
STATE OF KANSAS
COUNTY OF _____

APPROVALS:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

JOHN JACOBSON
SECRETARY
STEVE ROSENTHAL
CHAIRMAN

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER _____

COUNTY BOARD APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

VICKY KAAZ
CHAIRMAN
JANET KLASINSKI
COUNTY CLERK

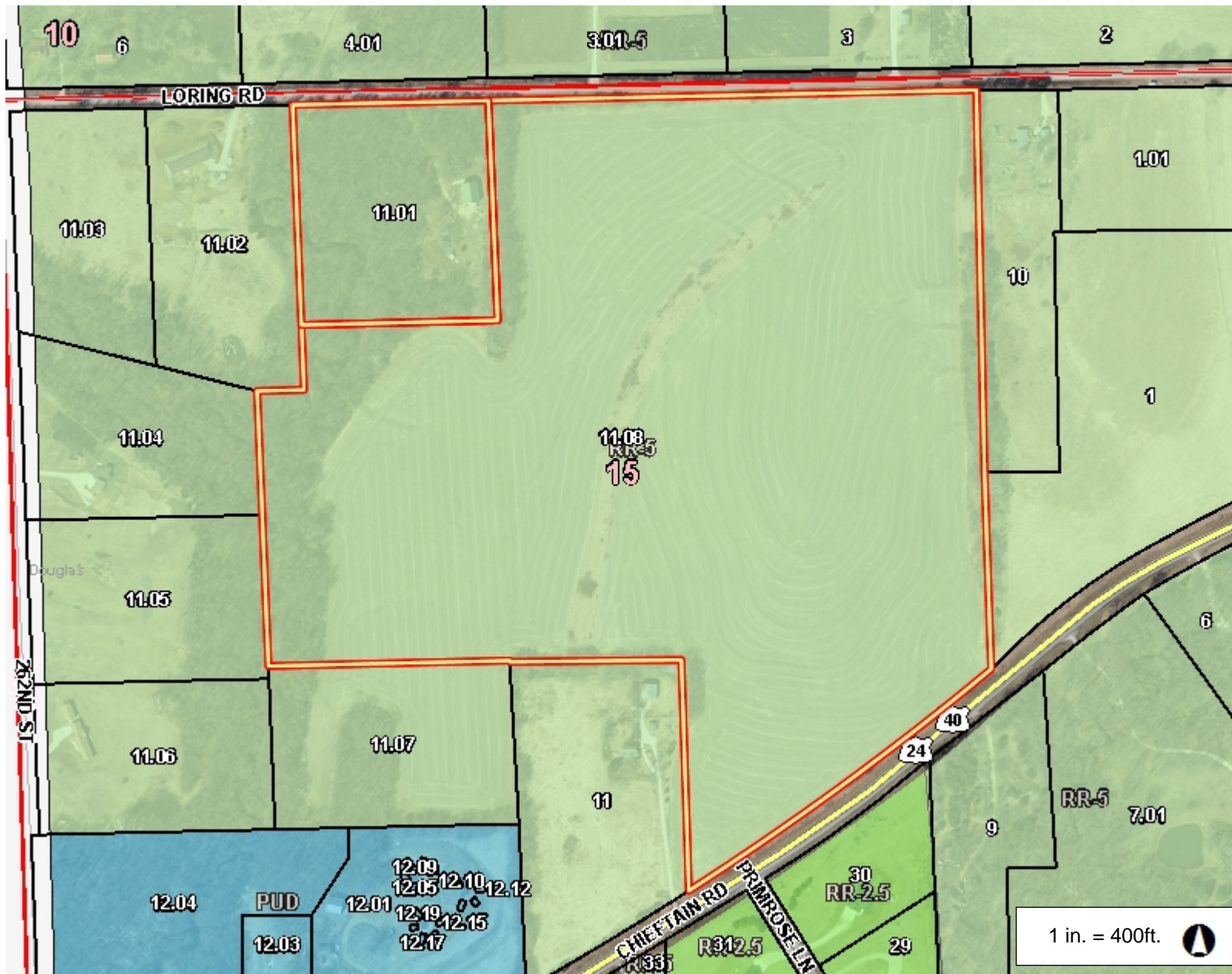
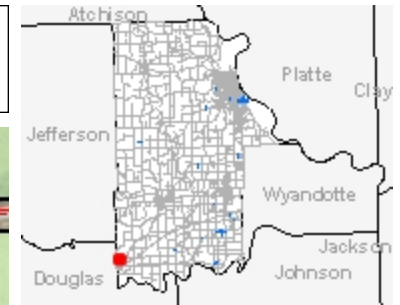
REGISTER OF DEEDS CERTIFICATION:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS - TERRILOIS G. MASHBURN

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

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

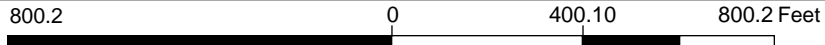
DEV-23-073/074 Shaw Acres No 2



Legend

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

1 in. = 400ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Travis Shockey <Travis.Shockey@evergy.com>
Sent: Friday, June 2, 2023 12:03 PM
To: Allison, Amy
Subject: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

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

Internal Use Only

Evergy has no problems with this.

Travis Shockey

Evergy
Supervisor, Field Design
Lawrence Service Center
Travis.Shockey@evergy.com
O 785-508-2874


From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, June 1, 2023 4:25 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'LTorneden@RTFD21.com' <LTorneden@RTFD21.com>; 'dritter@rtfd21.com' <dritter@rtfd21.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 6-lot subdivision at 00000 Chieftain Road (215-15-0-00-00-011.08).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

Amy Allison, AICP
Deputy Director

Allison, Amy

From: Joe Osborn <joe@jfrwd13.com>
Sent: Monday, June 5, 2023 4:14 PM
To: Jefferson County RWD #13; Allison, Amy; PZ
Subject: RE: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

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Amy,

The water district has a 4" line on the north side of Loring Rd. The pressure seems good in the area, but each lot will have to pass a feasibility study before they can get a benefit unit/meter. There are no fire hydrants in the area, and our system couldn't support them in that area. If you have any other questions please let me know.

This email does not guarantee water service.

Thank you,

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

From: Jefferson County RWD #13 <linda@jfrwd13.com>
Sent: Friday, June 2, 2023 1:49 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; PZ <pz@leavenworthcounty.gov>
Cc: Joe Osborn <joe@jfrwd13.com>
Subject: FW: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

Amy,

Joe Osborn will be following up on this request.

Thank you,
Linda L. Lips
linda@jfrwd13.com
Jefferson County R.W.D. #13
1951 Wellman Rd.
Lawrence, KS 66044
785-842-1502
www.jfrwd13.com

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, June 1, 2023 4:29 PM

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, June 6, 2023 8:12 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

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

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, June 1, 2023 4:25 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'LTorneden@RTFD21.com' <LTorneden@RTFD21.com>; 'dritter@rtfd21.com' <dritter@rtfd21.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-073/074 Preliminary and Final Plat – Shaw Acres No 2

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 6-lot subdivision at 00000 Chieftain Road (215-15-0-00-00-011.08).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

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

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Shaw Acres No 2 Subdivision
Date: June 9, 2023

Amy, I have reviewed the preliminary plat of the Shaw Acres No.2 Subdivision presented by Arthur Shaw Trust. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants need to be placed along the road right-a-way off Loring Road at the East corner of Lot 8 then proceed West on Loring Road 1000 feet to Lot 3 then West 1000 feet to Lot 1.

I have no further recommendation for this subdivision.

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

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Thursday, June 22, 2023 2:25 PM
To: Allison, Amy
Cc: McAfee, Joe; Noll, Bill; 019-2831
Subject: RE: DEV-23-073/074 Shaw Acres No 2 Revised Plans - PP, FP, DR
Attachments: 231006-Shaw Acres No 2-PP-24x36.pdf; 231006-Shaw Acres No 2-FP-24x36.pdf

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Amy,
The PP, FP, and drainage report has been reviewed. Drainage report has no further comments. Comments on the PP and FP are attached. Please let me know of any questions.

Sincerely,

Mitch Pleak

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, June 21, 2023 11:51 AM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-23-073/074 Shaw Acres No 2 Revised Plans - PP, FP, DR

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Bill, Mitch, Joe and Dan

Please find the revised PP, FP and DR plans for the above-state case attached. Please let me know if you have any questions.

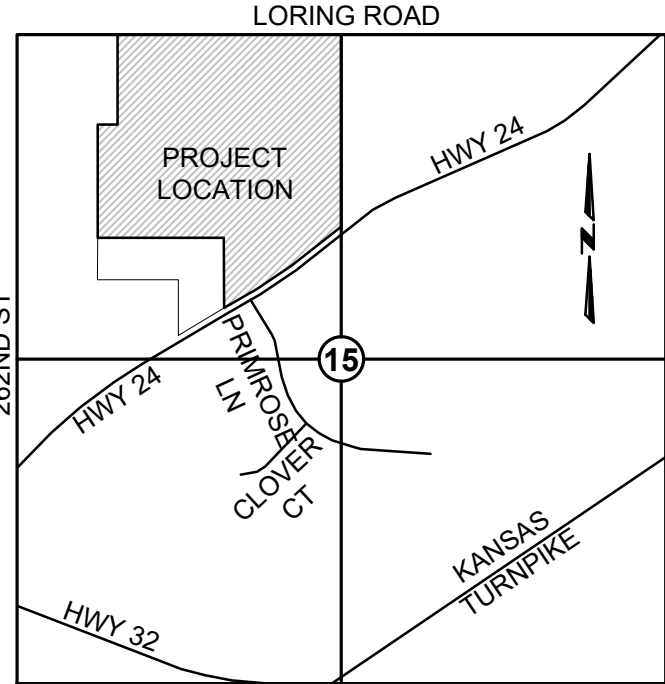
Sincerely,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

Disclaimer

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

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\Survey\231006-Shaw Acres No. 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:58 PM PLOTTED: 6/23/2023 2:55 PM

LOCATION MAP:



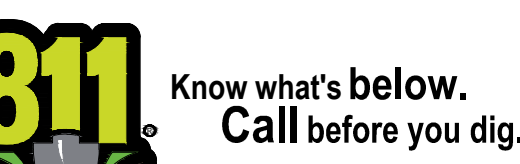
SEC. 15-T12S-R20E
LEAVENWORTH COUNTY, KANSAS
(NOT TO SCALE)

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

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

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

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

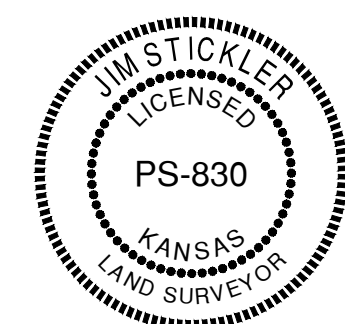
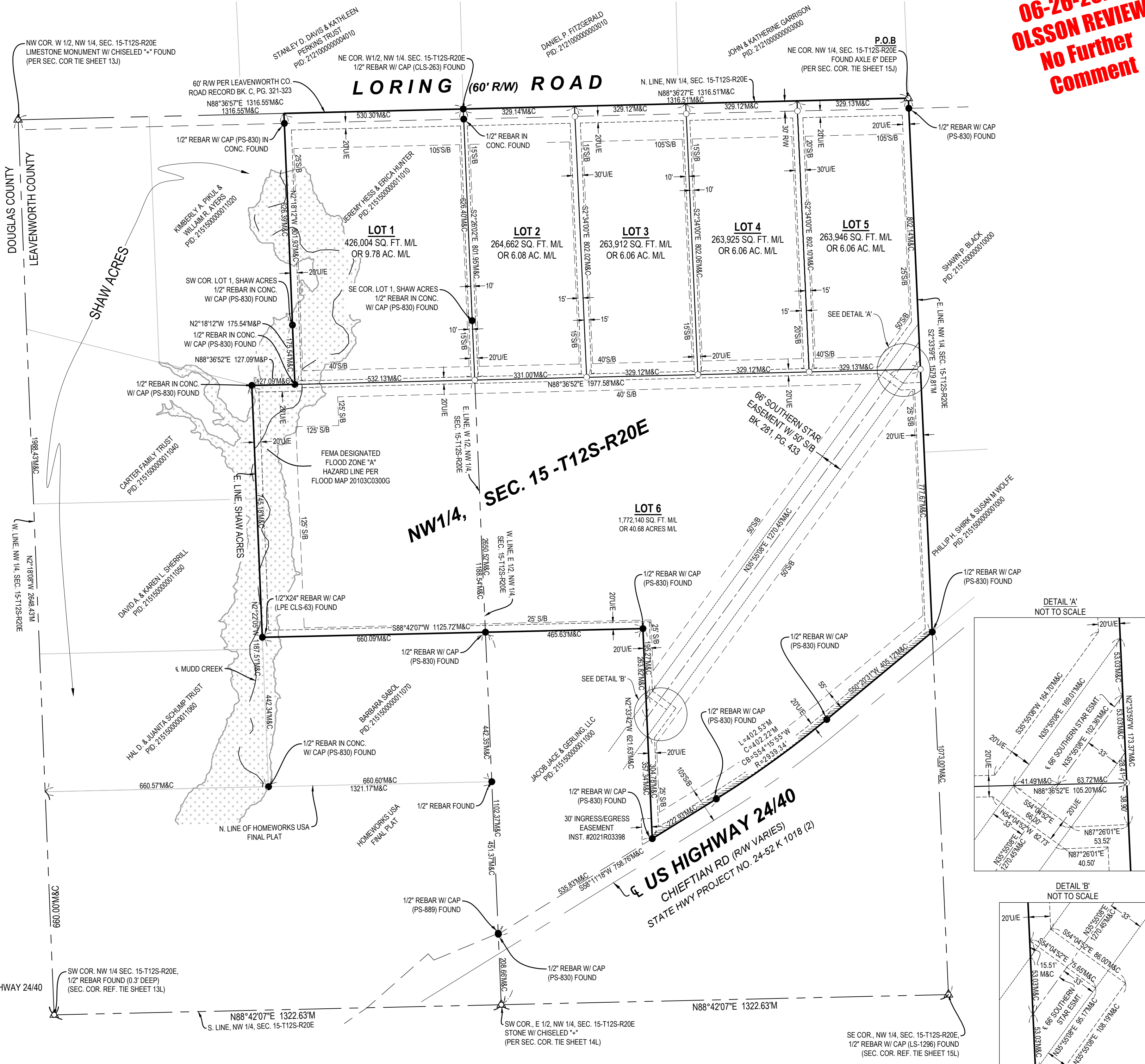


SCALE: 1" = 200'



PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

LORING (60' R/W) ROAD



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

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

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

LEGAL DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 50 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

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

06-26-2023
OLSSON REVIEW
No Further
Comment

A FINAL PLAT OF
SHAW ACRES NO. 2

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

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

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINE, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "UE".

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

BUILDING LINES OR SETBACK LINES (BS) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

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

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

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

JEREMY HESS, OWNER
ERICA HUNTER, OWNER

ACKNOWLEDGEMENT:
STATE OF KANSAS
COUNTY OF _____

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

APPROVALS:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

JOHN JACOBSON
SECRETARY
STEVE ROSENTHAL
CHAIRMAN

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER

COUNTY BOARD APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

VICKY KAAZ
CHAIRMAN
JANET KLASINSKI
COUNTY CLERK

REGISTER OF DEEDS CERTIFICATION:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS - TERRILOIS G. MASHBURN

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

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

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

06-26-2023
OLSSON REVIEW
No Further
Comment

PRELIMINARY PLAT SHAW ACRES NO. 2

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

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 660.03 FEET, TO THE NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT, A RECORDED PLAT IN SAID COUNTY AND STATE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT, A DISTANCE OF 660.60 FEET, TO THE SOUTHWEST CORNER OF SHAW ACRES, A RECORDED PLAT IN SAID COUNTY AND STATE; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 1,187.51 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 175.54 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SHAW ACRES, A DISTANCE OF 531.73 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES AND THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 626.40 FEET, TO THE NORTHEAST CORNER OF SAID SHAW ACRES AND THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, ALONG SAID NORTHERLY RIGHT OF WAY LINE, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET; THENCE SOUTH 5 8 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.63 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 465.63 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 442.35 FEET, TO THE NORTHEAST CORNER OF SAID HOMEWORKS USA COMMUNITY FINAL PLAT AND THE POINT OF BEGINNING.

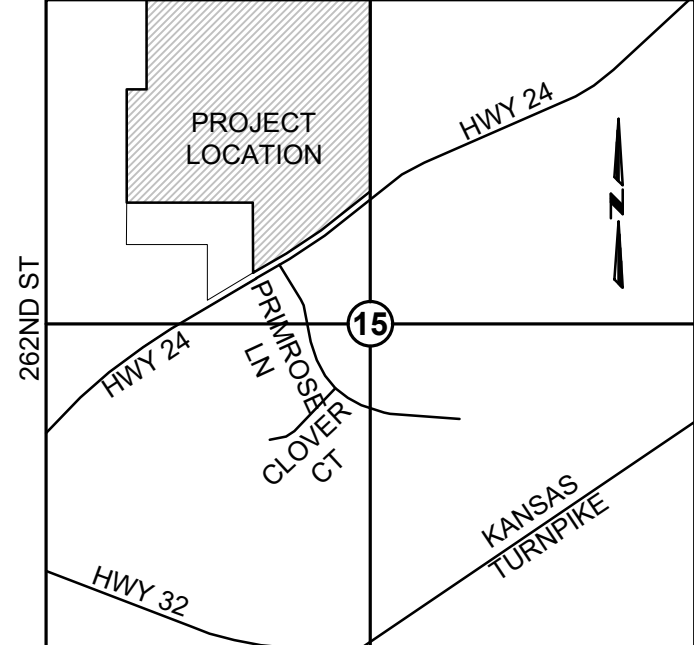
GENERAL NOTES:

- OWNER: ARTHUR SHAW TRUST
1031 VERMONT ST
LAWRENCE, KS 66049
AND
JEREMY HESS & ERICA HUNTER
26033 LORING RD.
LAWRENCE, KS 66046
- LAND PLANNER: LANDPLAN ENGINEERING, P.A.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
- ENGINEER/SURVEYOR: LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA DR.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
- CURRENT ZONING - RR-5
- CURRENT USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL & AGRICULTURAL
- SETBACK
FRONT YARD BUILDING SETBACK IS 105 FEET FROM THE ESTABLISHED CENTERLINE OF HIGHWAY 24/40
SIDE YARD BUILDING SETBACK WITH 20 FEET UTILITY EASEMENTS IS 25 FEET SETBACK.
SIDE YARD BUILDING SETBACK WITH 15 FEET UTILITY EASEMENTS IS 20 FEET SETBACK.
SIDE YARD BUILDING SETBACK WITH 10 FEET UTILITY EASEMENTS IS 15 FEET SETBACK.
REAR YARD BUILDING SETBACK FOR A HOUSE/DWELLING IS 40 FEET
REAR YARD BUILDING SET BACK FOR A ACCESSORY BUILDING IS 15 FEET.
- UTILITY COMPANIES
- WATER - RWD #13
- ELECTRIC - EVERGY
- SEWER - SEPTIC / LAGOON
- GAS - PROPANE / NATURAL GAS
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20103C0300G, EFFECTIVE JULY 16, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW INDICATES THAT PARTS OF THE SUBJECT PROPERTY LIE WITHIN ZONE "X1" - SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION; WHILE MOST OF THE PROPERTY LIES IN ZONE "X" - 0.2% ANNUAL CHANCE OF FLOOD HAZARD. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS "RR-5", WHICH IS "RURAL RESIDENTIAL" (5 ACRE MINIMUM).
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVEGROUND EVIDENCE (INCLUDING BUT NOT LIMITED TO MANHOLES AND INLETS, VALVES AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE [OR] FOR WHICH NO ABOVEGROUND EVIDENCE WAS OBSERVED. EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
- THIS SURVEY IS BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83)(GRID), IN US SURVEY FEET, (CONVERSION FACTOR OF 39.37 INCHES PER METER), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SEE REFERENCE REPORTS FOR METHODS OF ESTABLISHMENT AND ORIGIN OF SECTION CORNER AND QUARTER CORNERS.
- SAID EASEMENTS MARKED AS "UIE" ON LOTS 2, 3, 4, AND 5, MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES, AND WIRES, AND ANY OTHER FORM OF UTILITY NOW AND HEREAFTER USED BY LOT 6, WHICH IS OTHERWISE LIMITED FROM ACCESS TO UTILITIES ALONG LORING ROAD

REFERENCE SURVEY:

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

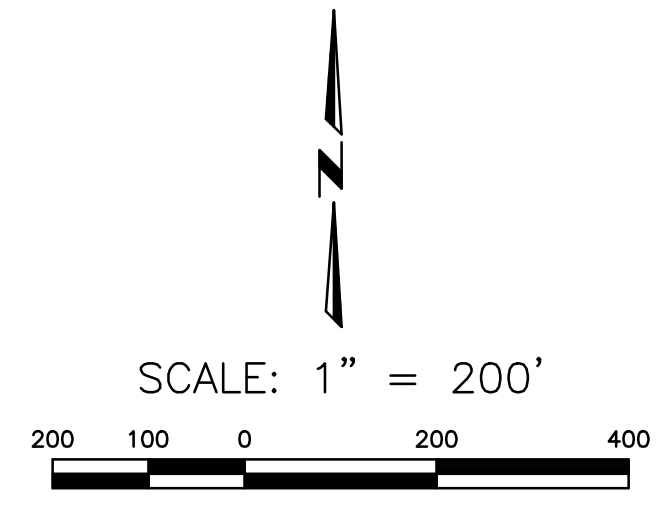
LOCATION MAP:



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

SITE SUMMARY

TOTAL AREA	3,254,589 SF	74.72 AC
TOTAL LOT AREA	3,199,505 SF	73.45 AC
TOTAL ROW AREA	55,084 SF	1.26 AC
TOTAL # LOTS	6	
MIN. LOT AREA	263,912 SF	6.06 AC
MAX. LOT AREA	1,772,140 SF	10.68 AC
AVG. LOT AREA	533,251 SF	12.24 AC



PROJECT BENCHMARK:

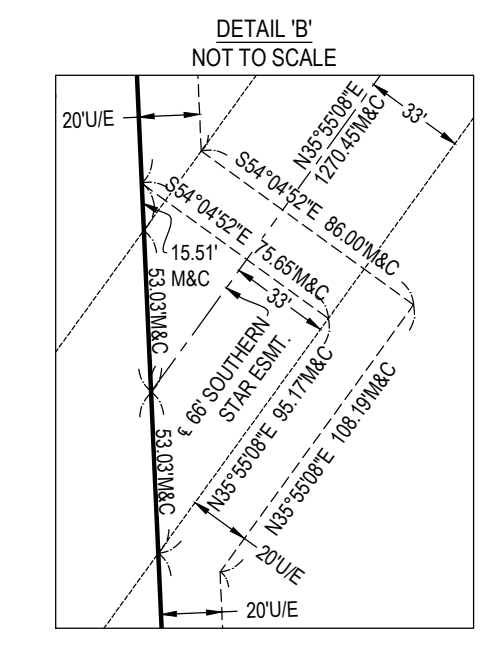
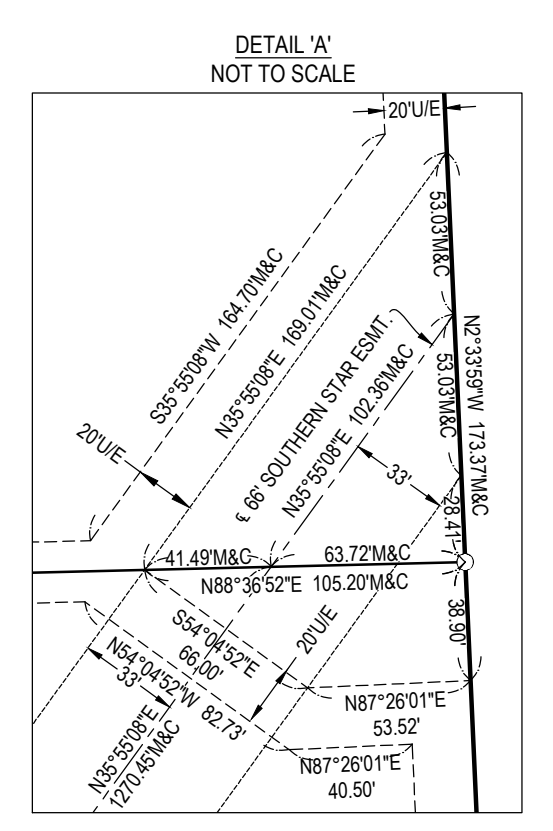
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT
1/2" REBAR FOUND
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

SECTION CORNER REFERENCE REPORTS:

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

LEGEND:

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

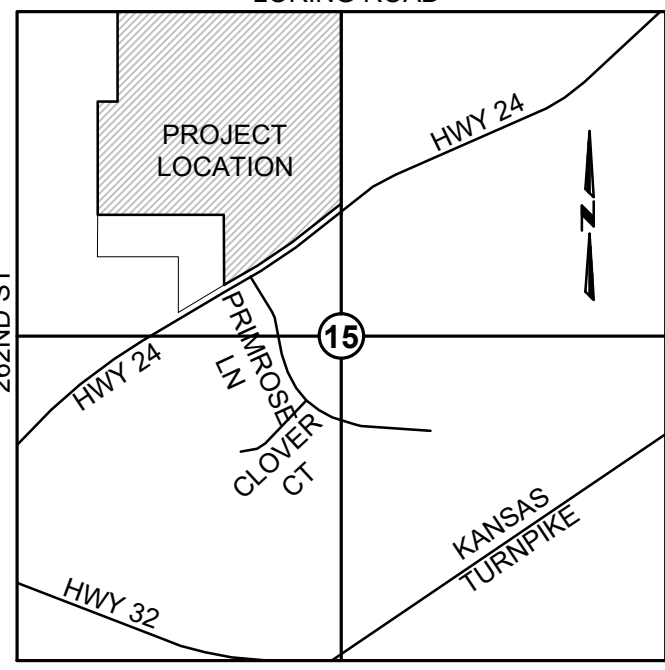


PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023

Lawrence, KS • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

FILE NAME: Y:\Shared\2023\PROJECTS\20231006\Survey\231006-Shaw Acres No. 2.dwg LAST SAVED BY: Spehar, Alex SAVED DATE: 6/23/2023 2:58 PM PLOTTED: 6/23/2023 2:55 PM

LOCATION MAP:



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

- SECTION CORNER REFERENCE REPORTS:
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 - 13L (W. 1/4 COR. SEC. 15-T12S-R20E, 1/2" REBAR 0.3' DEEP)
R1: 1/2" BAR FOUND IN LEAVENWORTH COUNTY 262ND STREET) - 11.10' SSE
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R4: M.A.G. NAIL ON TOP OF SOUTH HEDGE GATE FENCE POST - 119.35' SSW
R5: 60D M.A.G. AND WASHER FOUND IN S. FACE OF 12" HACKBERRY TREE - 24.15' ENE
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R1: 60D MAG NAIL IN CORNER FENCE POST - 26.35' N
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R4: EAST-WEST FENCE - 11.61' N
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PROJECT BENCHMARK:
NORTHEAST CORNER OF HOMEWORKS USA COMMUNITY FINAL PLAT
1/2" REBAR FOUND
ELEVATION = 855.92' (NORTH AMERICAN VERTICAL DATUM OF 1988)

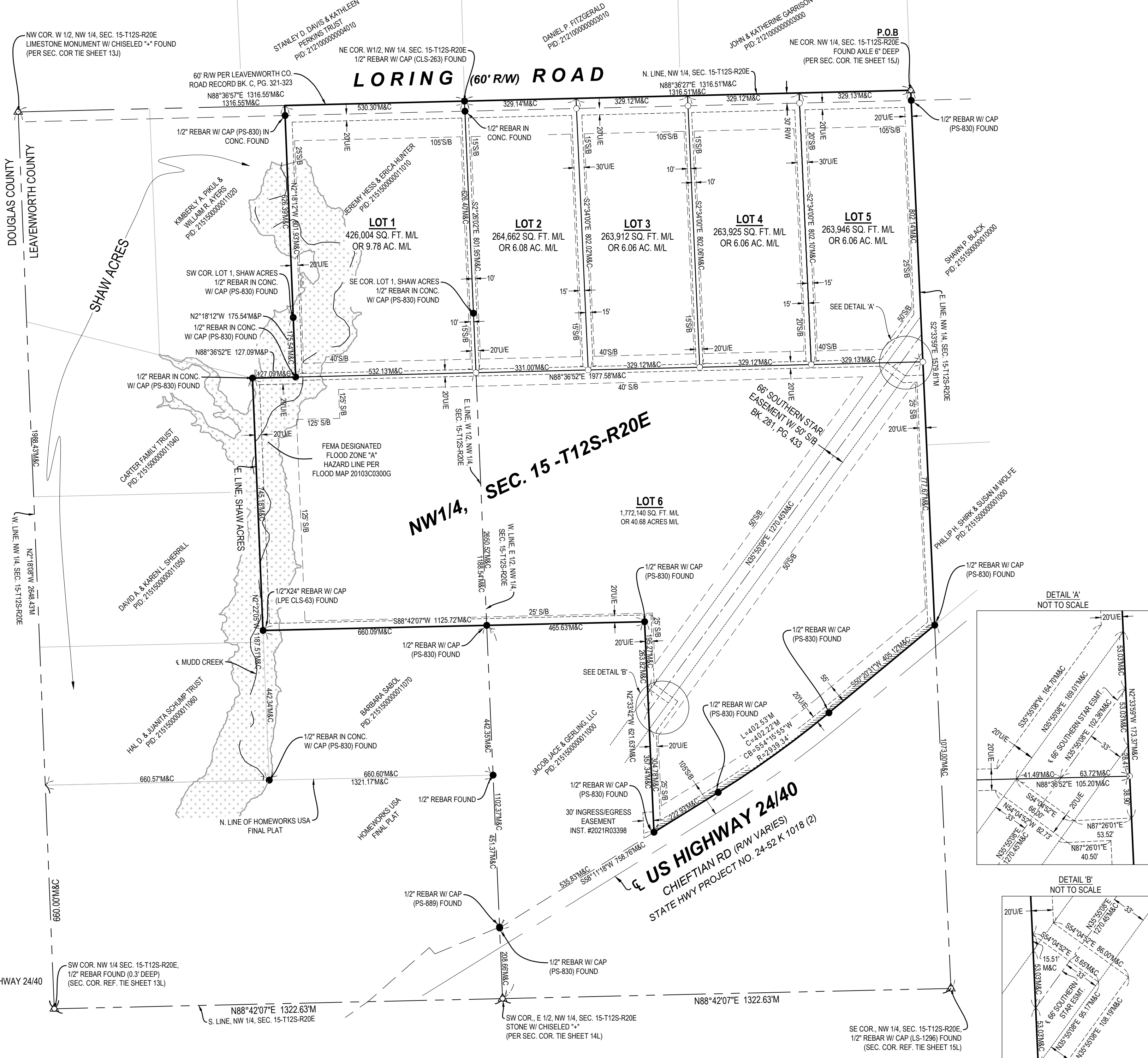
- GENERAL NOTES
- OWNER: ARTHUR SHAW TRUST
1031 VERMONT ST.
LAWRENCE, KS 66049
AND
JEREMY HESS & ERICA HUNTER
26033 LORING RD.
LAWRENCE, KS 66046
 - LAND PLANNER:
LANDPLAN ENGINEERING, P.A.,
1310 WAKARUSA DR., SUITE 100
LAWRENCE, KS 66049
 - ENGINEER/SURVEYOR:
LANDPLAN ENGINEERING, P.A., 1310 WAKARUSA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

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



SCALE: 1" = 200'

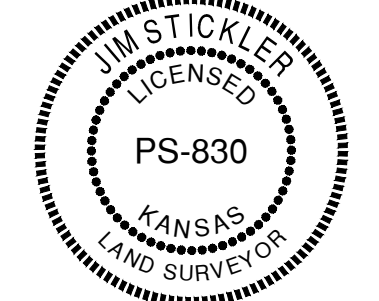
PREPARED FOR:
PATRICK WATKINS
JUNE 19, 2023



LEGAL DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH P.M. AND A REPLAT OF LOT 1, OF SHAW ACRES AS RECORDED IN INSTRUMENT NUMBER 2019P0007, LEAVENWORTH COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JIM E. STICKLER, PS-830, DATED JUNE 19, 2023, BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,579.81 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 24; THENCE SOUTH 50 DEGREES 20 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 405.12 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,939.34 FEET, AN ARC LENGTH OF 402.53 FEET, AND A CHORD THAT BEARS SOUTH 54 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 402.22 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE SOUTH 50 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 222.93 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 621.83 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 1,125.72 FEET, TO THE EAST LINE OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID SHAW ACRES, A DISTANCE OF 745.18 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY OF SAID SHAW ACRES, A DISTANCE OF 127.09 FEET, TO THE SOUTHEAST CORNER OF LOT 2, OF SAID SHAW ACRES; THENCE NORTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 801.93 FEET, TO THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 530.30 FEET, TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 36 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING.

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

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



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

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

A FINAL PLAT OF
SHAW ACRES NO. 2

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

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

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY WHICH ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINE, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "UE".

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

BUILDING LINES OR SETBACK LINES (BS) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

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

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

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

JEREMY HESS, OWNER
ERICA HUNTER, OWNER

ACKNOWLEDGEMENT:
STATE OF KANSAS
COUNTY OF _____

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JEREMY HESS, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ERICA HUNTER, WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF KANSAS
COUNTY OF _____
MY COMMISSION EXPIRES _____

APPROVALS:
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

JOHN JACOBSON
STEVE ROSENTHAL
SECRETARY CHAIRMAN

COUNTY ENGINEER'S APPROVAL:
THE COUNTY ENGINEER'S PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

COUNTY ENGINEER
COUNTY BOARD APPROVAL:
WE, THE BOARD OF COUNTY COMMISSIONER OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF SHAW ACRES NO. 2, THIS _____ DAY OF _____, 2023.

VICKY KAAZ
JANET KLASINSKI
CHAIRMAN COUNTY CLERK

REGISTER OF DEEDS CERTIFICATION:
FILED FOR RECORD AS DOCUMENT NO. _____ ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS - TERRILOIS G. MASHBURN

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

Reviewed 2023.06.23 No Comments

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

Lawrence, KS • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

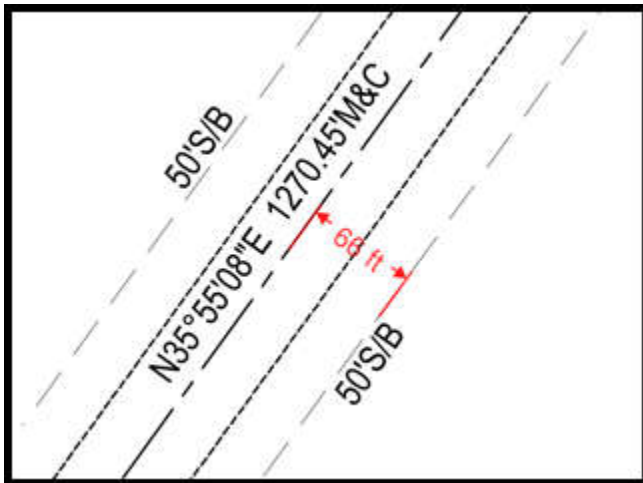
Allison, Amy

From: DeGraeve, Mike <Mike.DeGraeve@southernstar.com>
Sent: Tuesday, June 27, 2023 11:29 AM
To: Allison, Amy
Cc: Lalicker, Jason; Crowley, James; Perry, Mark; VanDonge, Brandon
Subject: RE: [EXTERNAL] FW: DEV-23-073/074 Shaw Acres No 2 Review Comments
Attachments: 2023-06-23 1148 AMY UPDATED PLAT.pdf

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

Hello Amy,

I noticed Southern Star's 50'S/B lines are 66 ft. from the gas line. Other than that, the plat looks great.



Please have LANDPLAN ENGINEERING contact Jason and me if they need a partial release of Southern Star's easement.

Thanks for all your help.

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



**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-23-079/080 Honeycutt Lane

July 12, 2023

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:

CHEVY & CAROLYNA HONEYCUTT
DYLAN & MAKAYLA HONEYCUTT
2104 HIGH ST
LEAVENWORTH KS 66048

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 ACRE MIN)

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-079/080, Preliminary & Final Plat for Honeycutt Lane, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23- DEV-23-079/080, Preliminary & Final Plat for Honeycutt Lane, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

10.4 ACRES

PARCEL ID NO:

068-27-0-00-00-005.00

BUILDINGS:

1 ACCESSORY STRUCTURE (BUILT IN 1960)

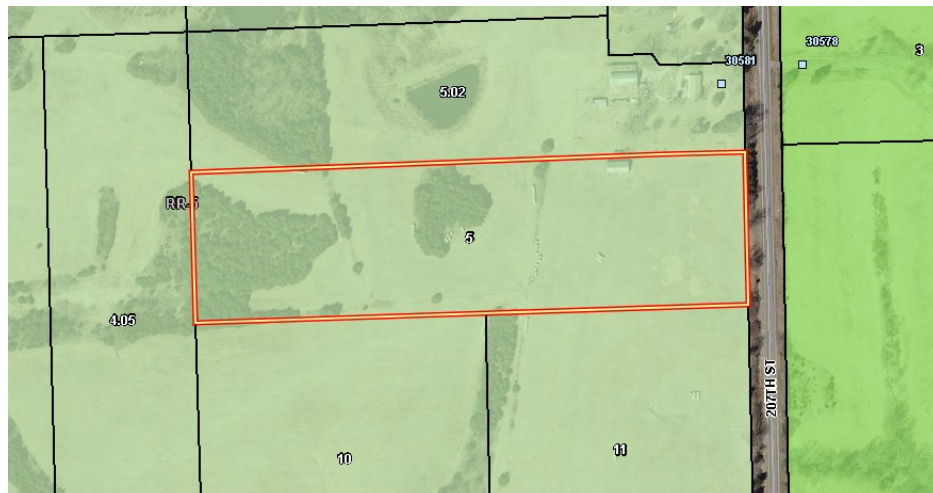
PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 00000 207th Street (PID 068-27-0-00-00-005.00) as Lots 1 through 2 of Honeycutt Lane.

ACCESS/STREET:

207TH STREET - COUNTY ARTERIAL,
PAVED ± 24’;

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: KICKAPOO

WATER: RWD 5

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

6/28/2023

NEWSPAPER NOTIFICATION:

7/1/2023

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	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	X	
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 10-acre parcel into a cross access easement subdivision serving two lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 and 2 will be approximately 5.19 acres in size. The proposed lots are compliant with the RR-5 zoning district. The applicant is proposing to install a private drive that will service the two lots. The drive will access off of 207th Street and culminate in a cul-de-sac. The proposed cul-de-sac is compliant with the County's cul-de-sac turnaround standards. An HOA agreement has been provided acknowledging that any installation and maintenance of the private drive is the responsibility of the lots within the proposed subdivision. RWD 5 indicated that there are water service lines adjacent to the property. Engineering approval will need to be obtained prior to any services being available.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The proposed cross access easement shall not be installed or maintained by Leavenworth County. Any future acquisition of the private drive will require the drive to upgraded to the County standards at that time.
6. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated June 9, 2023
 - b. Email – Tim Goetz, RWD 5, dated June 9, 2023

ATTACHMENTS:

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

**PRELIMINARY &
FINAL PLAT APPLICATION**

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

CAE

Office Use Only	
PID: <u>068-27</u> <u>005.00</u>	
Township: <u>Kickapoo</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-23</u>	Date Received/Paid: <u>05.30.2023</u>
Zoning District <u>RR 5</u>	
Comprehensive Plan land use designation _____	

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Chevy R. & Carolyn R. Honeycutt</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>2104 High Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Leavenworth, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: HONEYCUTT LANE

Address of Property: 00000 207th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>10.38 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5.19 AC</u>
Maximum Lot Size: <u>5.19 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 5</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Kickapoo</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - <u>Collector</u> - Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 5-27-23</u>		Date: <u>5/27/23</u>

ATTACHMENT A

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

CAE

Office Use Only

PID: 068-27 005.00

Township: KICKAPOO

Planning Commission Meeting Date: _____

Case No. DEV-23 Date Received/Paid: 05.30.2023

Zoning District RR 5

Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Chevy R. & Carolyn R. Honeycutt</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>2104 High Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Leavenworth, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: HONEYCUTT LANE

Address of Property: 00000 207th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
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Maximum Lot Size: <u>5.19 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 5</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Kickapoo</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 5-27-23</u>		Date: <u>5/27/23</u>

ATTACHMENT A

HOME OWNER'S ASSOCIATION
HONEYCUTT LANE
LEAVENWORTH COUNTY, KANSAS

This Home Owner's Association is for HONEYCUTT LANE a Cross Access Easement Subdivision over:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 10.39 acres, more or less, including road right of way.

Said HONEYCUTT LANE creates an area known as a Cross Access Easement (C.A.E.).

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 28, 2023, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1982.46 feet along the East line of said Northwest Quarter; thence South 88 degrees 11'54" West for a distance of 45.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 11'54" West for a distance of 729.12 feet; thence North 01 degrees 06'01" West for a distance of 100.00 feet; thence North 88 degrees 11'54" East for a distance of 100.00 feet; thence South 01 degrees 06'01" East for a distance of 40.00 feet; thence North 88 degrees 11'54" East for a distance of 629.34 feet to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said area is to be shared and used by all owners/parties within HONEYCUTT LANE for the rights of access and for utilities to be allowed to service all Lots.

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

The Home Owner's Association is comprised of the owners of Lots 1 and 2, HONEYCUTT LANE.

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

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

Maintenance of the cross access easement is the sole responsibility of the developer and/or future property owners of the properties that the cross access easement provides access to. The cross access easements is not a public right-of-way and will in no way be maintained by Leavenworth County.

HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
HONEYCUTT, CHEVY R & CAROLYN R
HONEYCUTT, DYLAN RAY & MAKAYLA ANN
2104 HIGH ST
LEAVENWORTH, KS 66048
PID # 068-27-0-00-00-005

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning.
Together with and subject to covenants, easements and restrictions of record.
Said property contains 10.39 acres, more or less, including road right of way.

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

HYDE, THOMAS & PEGGY
PID # 068-27...004.05

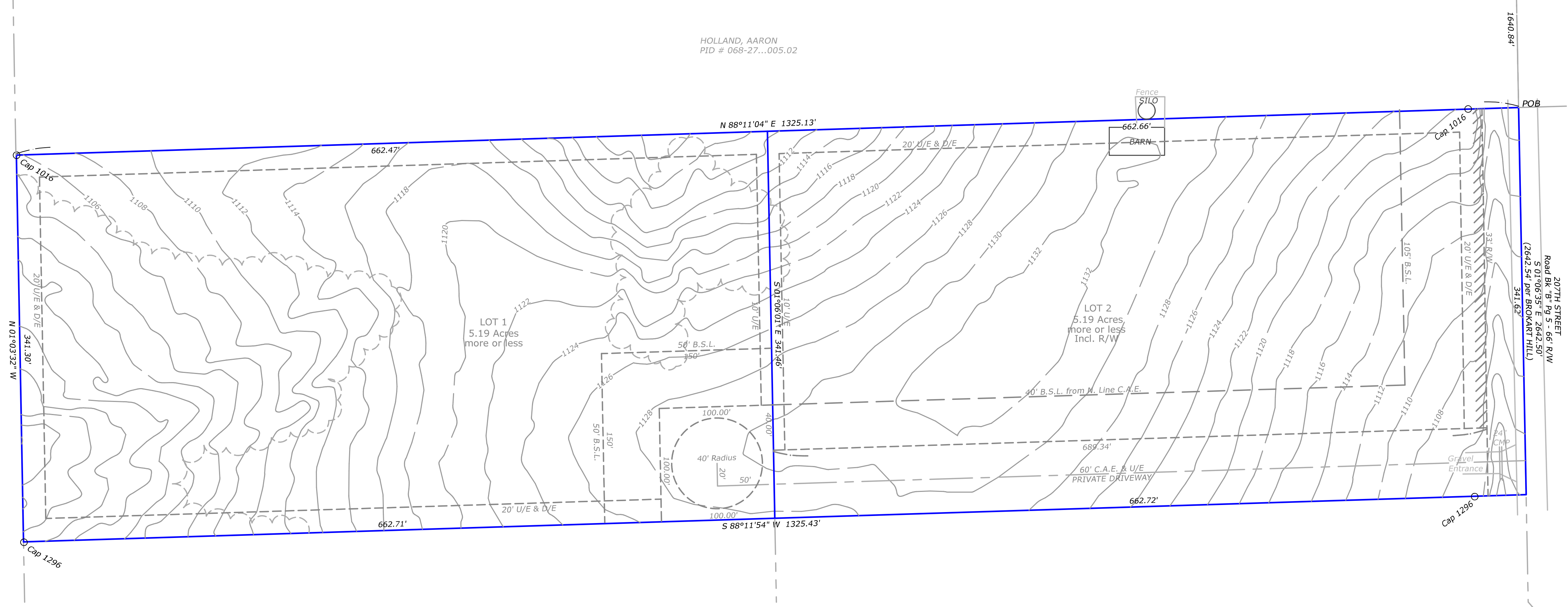
HOLLAND, AARON
PID # 068-27...005.02

HARRISON, MARA & GARY
PID # 068-27...010
LOT 1 - HYDE'S CORNER
DOC # 2022P00029

POFFREID & HAVEN
PID # 068-27...011
LOT 2 - HYDE'S CORNER
DOC # 2022P00029

POC
15R
NE COR NW 1/4
Sec. 27-8-21
3" Alum. Cap
8" Deep

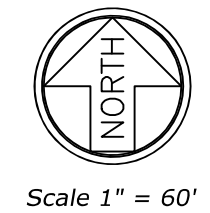
BM
15T
SE COR NW 1/4
Sec. 27-8-21
1/2" Rebar



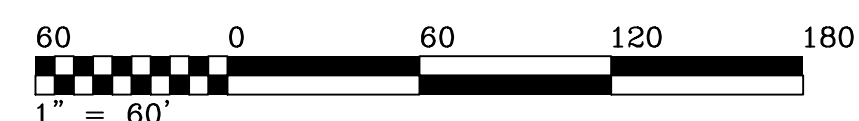
ZONING:
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Book 949 Page 1377
 - 13) Utility Companies -
- Water - Water District 5
- Electric - FreeState
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 14) First American Title File Number L22-29253 updated June 22, 2023
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 17) Distances to and of structures, if any, are +- 1'.
 - 18) Easements as per referenced Title Commitment are shown hereon, if any.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
DJP - D.J. Pennington LS-1016 Unrecorded Survey dated 1998
JAH - J.A. Herring PS-1296 Doc # 2022S023
HYDE CORNER - Doc # 2022P00029
BROCKERT HILLS - Doc # 2021P00039

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) All Lots only have Access to 207th Street through the Cross Access Easement.
 - 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
 - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
 - 7) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
 - 8) Existing Structures can not be modified or expanded by more than 51%.



Scale 1" = 60'



Job # K-23-1700
May 26, 2023 Rev. 6-27-23

J. HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcsb.com



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

Joseph A. Herring
PS # 1296

HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HONEYCUTT,CHEVY R & CAROLYNA R
HONEYCUTT,DYLAN RAY & MAKAYLA ANN
2104 HIGH ST
LEAVENWORTH, KS 66048
PID # 068-27-0-00-005

CERTIFICATION AND DEDICATION

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

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 2 for the benefit of Lot 1, and over Lot 1 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2023R

IN TESTIMONY WHEREOF,
We, the undersigned owners of HONEYCUTT LANE, have set our hands this _____ day of _____, 2023.

Chevy R. Honeycutt
Carolyna R. Honeycutt

Dylan Ray Honeycutt
Makayla Ann Honeycutt

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)
HYDE, THOMAS & PEGGY
PID # 068-27...004.05

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HONEYCUTT LANE this _____ day of _____, 2023.

Secretary
John Jacobson
Chairman
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this _____ day of _____, 2023.

Chairman
Vicky Kaaz
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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

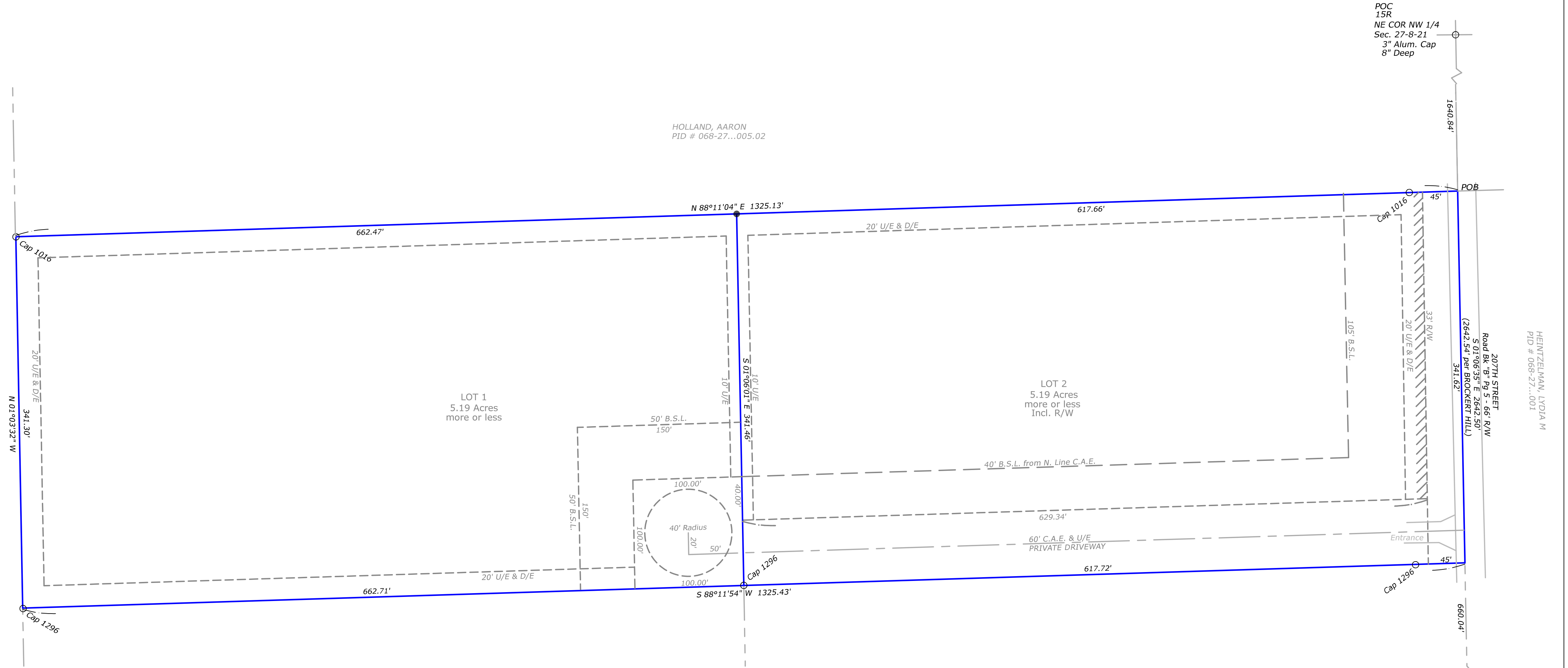
Daniel Baumchen, PS#1363
County Surveyor

RECORD DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 10.39 acres, more or less, including road right of way.

LEGEND:

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



HARRISON, MARA & GARY
PID # 068-27...010
LOT 1 - HYDE'S CORNER
DOC # 2022P00029

POFFREID & HAVEN
PID # 068-27...011
LOT 2 - HYDE'S CORNER
DOC # 2022P00029

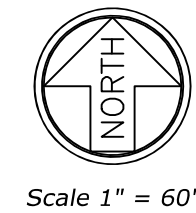
BM
1ST
SE COR NW 1/4
Sec. 27-8-21
1/2" Rebar

ZONING:
RR 5 - Rural Residential 5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
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 - 12) Utility Companies -
 - Water - Water District 5
 - Electric - FreeState
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) First American Title File Number L22-29253 updated June 22, 2023
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
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 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - DJP - D.J. Pennington LS-1016 Unrecorded Survey dated 1998
 - JAH - J.A. Herring PS-1296 Doc # 20225023
 - HYDE CORNER - Doc # 2022P00029
 - BROCKERT HILLS - Doc # 2021P00039

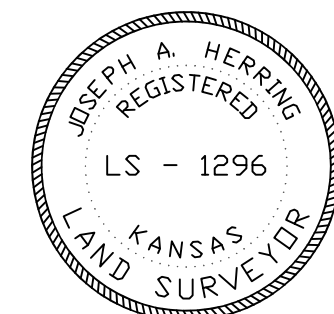
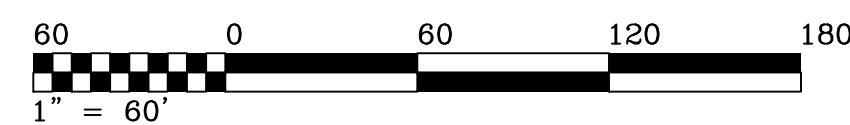
RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) All Lots only have Access to 207th Street through the Cross Access Easement.
- 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
- 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
- 7) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks.
- 8) Existing Structures can not be modified or expanded by more than 51%.



Scale 1" = 60'

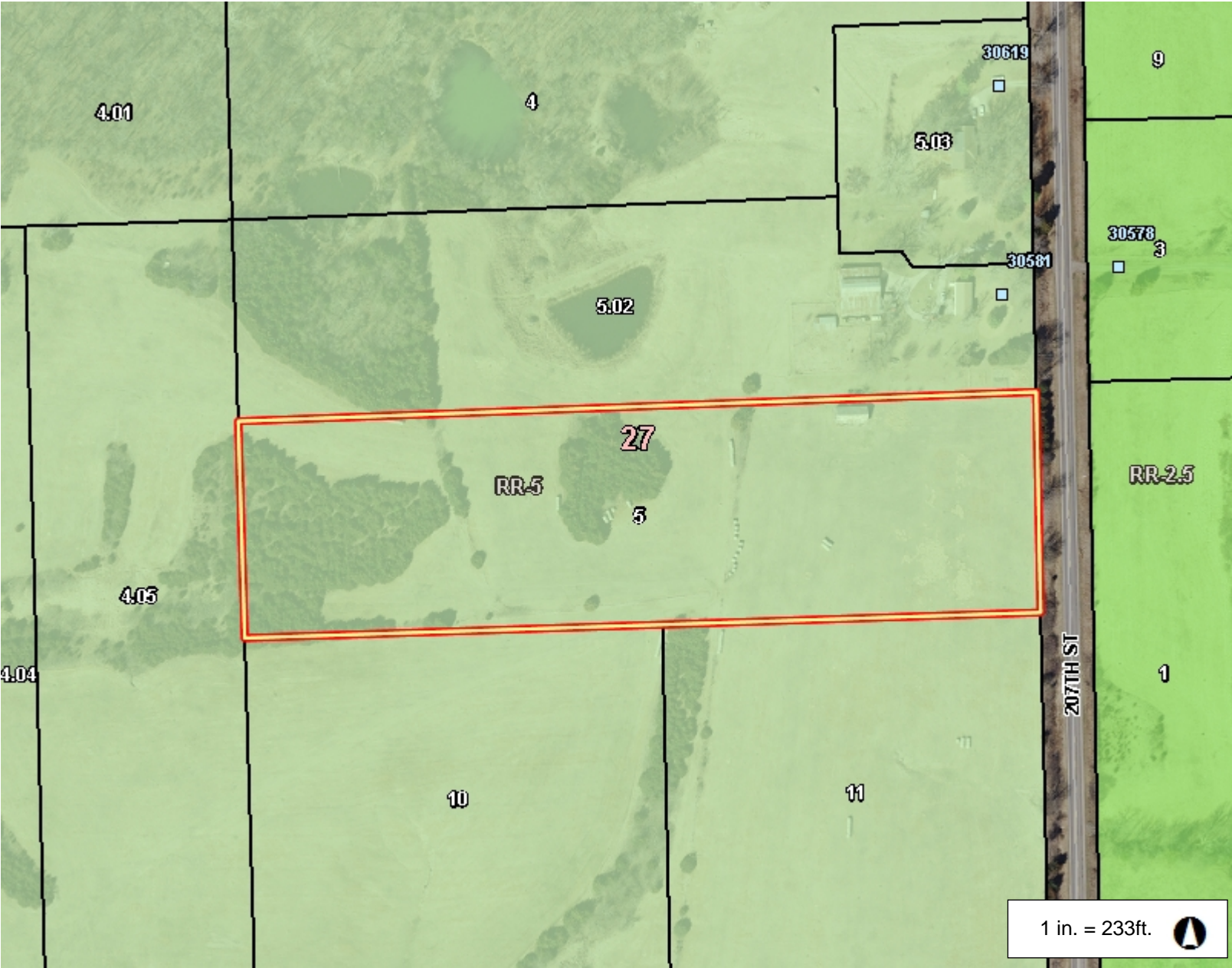
Job # K-23-1700
May 26, 2023 Rev. 6-27-23
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeanesh.com



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

Joseph A. Herring
PS # 1296

DEV-23-079/081 Honeycutt Lane



Legend

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

Notes

466.3 0 233.17 466.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, June 6, 2023 8:50 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

We have not received any complaints on this property. We are also not aware of any septic systems currently installed. The barn on lot 2 is within the side property line setback but it was built sometime between 1954 and 1966. I would not recommend any changes to the barn. It has been there for 60 years.

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, June 2, 2023 12:37 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'butchbollin@yahoo.com' <butchbollin@yahoo.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot Cross Access Easement subdivision at 00000 207th Street (068-27-0-00-00-005.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

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

Allison, Amy

From: Amanda Tarwater <amanda.tarwater@freestate.coop>
Sent: Tuesday, June 6, 2023 9:14 AM
To: Allison, Amy
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

FreeState Electric has no objection to this request.

Amanda Tarwater
Member Accounts Coordinator



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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, June 2, 2023 12:37 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'butchbollin@yahoo.com' <butchbollin@yahoo.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

Allison, Amy

From: Tim Goetz <tmgoetz@stjoewireless.com>
Sent: Thursday, June 8, 2023 5:56 PM
To: Allison, Amy
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

Response to questions.

A: Yes

B: RWD 5 has a 2" main running north / south along west side of 207th. A 4" main running north / south along 207th on east side of road.

C: No. Existing service lines could not support fire hydrants

D: At this time the water district has no plans for line up grades in this area.

From: "Allison, Amy" <AAllison@leavenworthcounty.gov>
Sent: 6/5/23 1:17 PM
To: "tmgoetz@stjoewireless.com" <tmgoetz@stjoewireless.com>
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

Good Afternoon Tim,

We will need the answers to the attached memo for our staff report.

Thanks!

Amy

From: Tim Goetz <tmgoetz@stjoewireless.com>
Sent: Sunday, June 4, 2023 6:56 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: RE: DEV-23-079/080 Preliminary and Final Plat – Honeycutt Lane

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

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Honeycutt Lane Subdivision
Date: June 9, 2023

Amy, I have reviewed the preliminary plat of the Honeycutt Lane Subdivision presented by Chevy and Carolyn Honeycutt. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed a fire hydrant should be placed along the right-a-way at the corner of private drive and 207th Street, this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Allison, Amy

From: Tim Goetz <tmgoetz@stjoewireless.com>
Sent: Friday, June 9, 2023 10:55 AM
To: Allison, Amy
Subject: Questions for RWD 5 for final plat,

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

To question A: I forgot to add Water is available by Engineer Approval only.

**06-26-2023
OLSSON REVIEW
NO FURTHER
COMMENT**

Honeycutt Lane
Leavenworth County Kansas
Drainage Report
May 20, 2023
Revised June 20, 2023



HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northeast Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
 HONEYCUTT, CHEVY R & CAROLYNA R
 HONEYCUTT, DYLAN RAY & MAKAYLA ANN
 2104 HIGH ST
 LEAVENWORTH, KS 66048
 PID # 068-27-0-00-005

CERTIFICATION AND DEDICATION

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

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 2 for the benefit of Lot 1, and over Lot 1 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

IN TESTIMONY WHEREOF,
 We, the undersigned owners of HONEYCUTT LANE, have set our hands this _____ day of _____, 2023.

Chevy R. Honeycutt _____
 Carolyn R. Honeycutt _____

Dylan Ray Honeycutt _____
 Makayla Ann Honeycutt _____

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

NOTARY PUBLIC _____
 My Commission Expires: _____ (seal)
 HYDE, THOMAS & PEGGY
 PID # 068-27...004.05

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

NOTARY PUBLIC _____
 My Commission Expires: _____ (seal)

APPROVALS
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HONEYCUTT LANE this _____ day of _____, 2023.

Secretary _____ Chairman _____
 John Jacobson Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this _____ day of _____, 2023.

Chairman _____ County Clerk _____
 Vicky Kaaz Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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

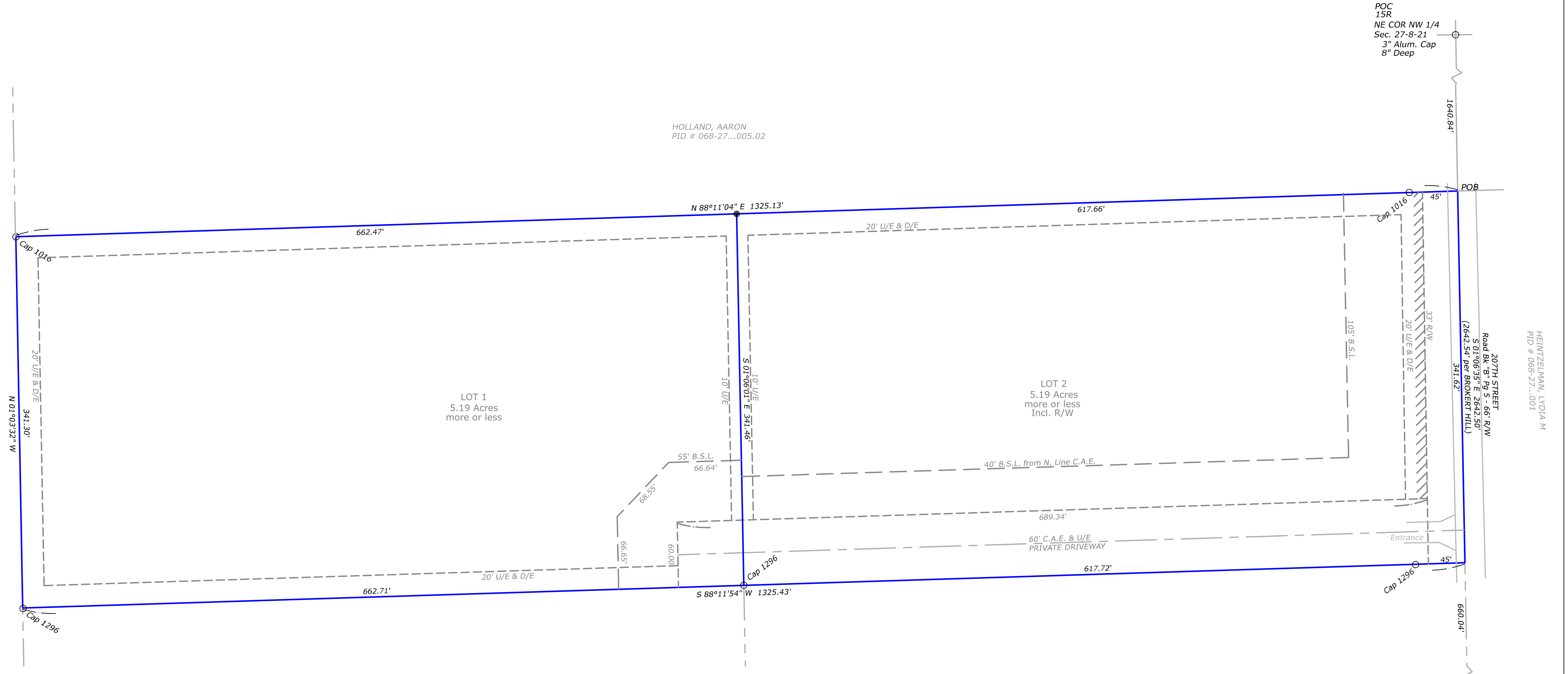
Daniel Baumchen, PS#1363
 County Surveyor

RECORD DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 10.39 acres, more or less, including road right of way.

LEGEND:

- - 1/2" Rebar Set with Cap No.1296
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- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
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- ////// - No Vehicle Entrance Access



HARRISON, MARA & GARY
 PID # 068-27...010
 LOT 1 - HYDE'S CORNER
 DOC # 2022P00029

POFFREID & HAVEN
 PID # 068-27...011
 LOT 2 - HYDE'S CORNER
 DOC # 2022P00029

POC 13R
 NE COR NW 1/4
 Sec. 27-8-21
 3" Alum. Cap
 8" Deep

POB

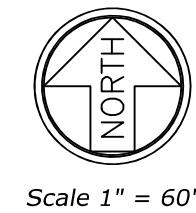
207TH STREET
 Road Bk. # 79-5 - 567 R/W
 S 01°06'35" E 2642.50'
 (2642.54' per BROKERT HILLS)
 341.62'

BM 1ST
 SE COR NW 1/4
 Sec. 27-8-21
 1/2" Rebar

ZONING:
 RR 5 - Rural Residential 5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR NW 1/4 Section 27 - Elev - 927'
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 - 11) Reference Recorded Deed Book 949 Page 1377
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 - Electric - FreeState
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) McCaffree Short Title File Number 21426353 updated July 2022.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
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 - 19) Reference Surveys:
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 JAH - J.A. Herring PS-1296 Doc # 2022S023
 HYDE CORNER - Doc # 2022P00029
 BROKERT HILLS - Doc # 2021P00039

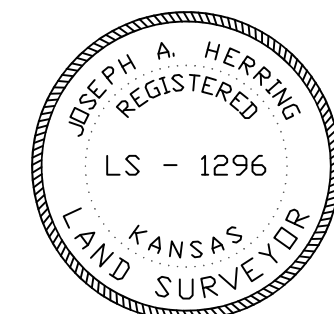
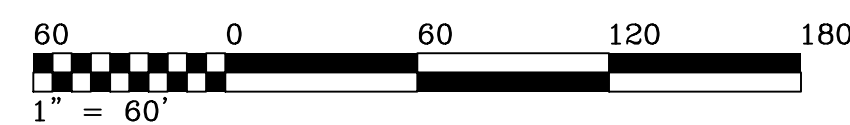
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Scale 1" = 60'

Job # K-23-1700
 May 26, 2023 Rev. 6-22-23

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



06-26-2023
 OLSSON REVIEW
 No Further
 Comment

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

Joseph A. Herring
 PS # 1296

HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northeast Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

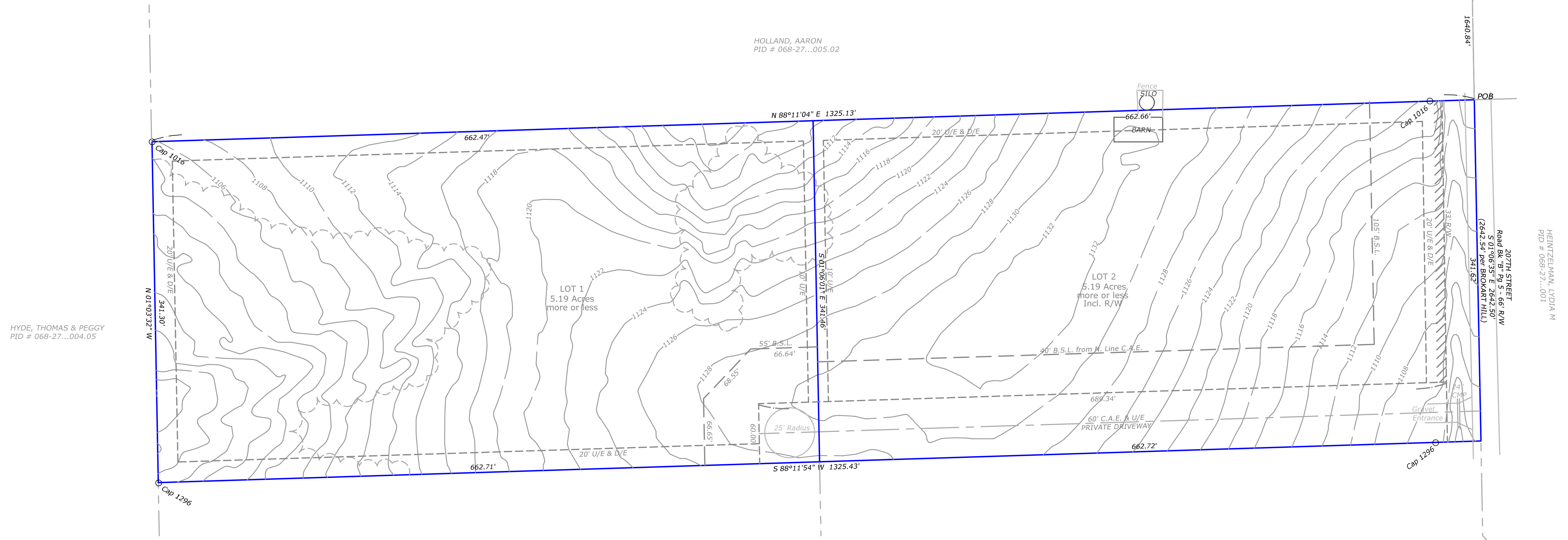
PRELIMINARY PLAT

PREPARED FOR:
HONEYCUTT, CHEVY R & CAROLYNA R
HONEYCUTT, DYLAN RAY & MAKAYLA ANN
2104 HIGH ST
LEAVENWORTH, KS 66048
PID # 068-27-0-00-00-005

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 17, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 06'35" East for a distance of 1640.84 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 06'35" East for a distance of 341.62 feet along said East line; thence South 88 degrees 11'54" West for a distance of 1325.43 feet; thence North 01 degrees 03'32" West for a distance of 341.30 feet to a 1/2" Rebar Cap No.1016 found in place; thence North 88 degrees 11'04" East for a distance of 1325.13 feet to the point of beginning.
Together with and subject to covenants, easements and restrictions of record.
Said property contains 10.39 acres, more or less, including road right of way.

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 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - POB - Point of Beginning
 - POC - Point of Commencing
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line

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



HYDE, THOMAS & PEGGY
PID # 068-27...004.05

HOLLAND, AARON
PID # 068-27...005.02

HARRISON, MARA & GARY
PID # 068-27...010
LOT 1 - HYDE'S CORNER
DOC # 2022P00029

POFFREID & HAVEN
PID # 068-27...011
LOT 2 - HYDE'S CORNER
DOC # 2022P00029

POC
15R
NE COR NW 1/4
Sec. 27-8-21
3" Alum. Cap
8" Deep

BM
15T
SE COR NW 1/4
Sec. 27-8-21
1/2" Rebar

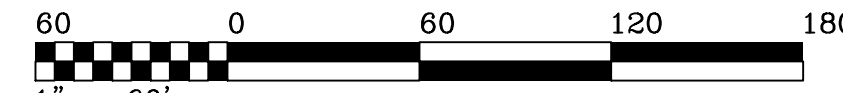
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HYDE CORNER - Doc # 2022P00029

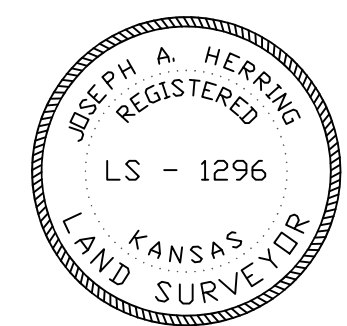
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Job # K-23-1700
May 26, 2023 Rev. 6-22-23
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com



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

Joseph A. Herring
PS # 1296

HONEYCUTT LANE

A Cross Access Easement Subdivision in the Northwest Quarter of Section 27, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HONEYCUTT, CHEVY R & CAROLYNA R
HONEYCUTT, DYLAN RAY & MAKAYLA ANN
2104 HIGH ST
LEAVENWORTH, KS 66048
PID # 068-27-0-00-005

CERTIFICATION AND DEDICATION

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

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

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

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

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 2 for the benefit of Lot 1, and over Lot 1 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2.

IN TESTIMONY WHEREOF,
We, the undersigned owners of HONEYCUTT LANE, have set our hands this _____ day of _____, 2023.

Chevy R. Honeycutt
Carolyna R. Honeycutt

Dylan Ray Honeycutt
Makayla Ann Honeycutt

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Chevy R. Honeycutt and Carolyna R. Honeycutt, a married couple, to me personally known to be the same persons who executed the 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)
HYDE, THOMAS & PEGGY
PID # 068-27...004.05

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Dylan Ray Honeycutt and Makayla Ann Honeycutt, a married couple, to me personally known to be the same persons who executed the 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 HONEYCUTT LANE this _____ day of _____, 2023.

Secretary
John Jacobson
Chairman
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HONEYCUTT LANE this _____ day of _____, 2023.

Chairman
Vicky Kaaz
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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

Reviewed 2023.06.27 No Comments

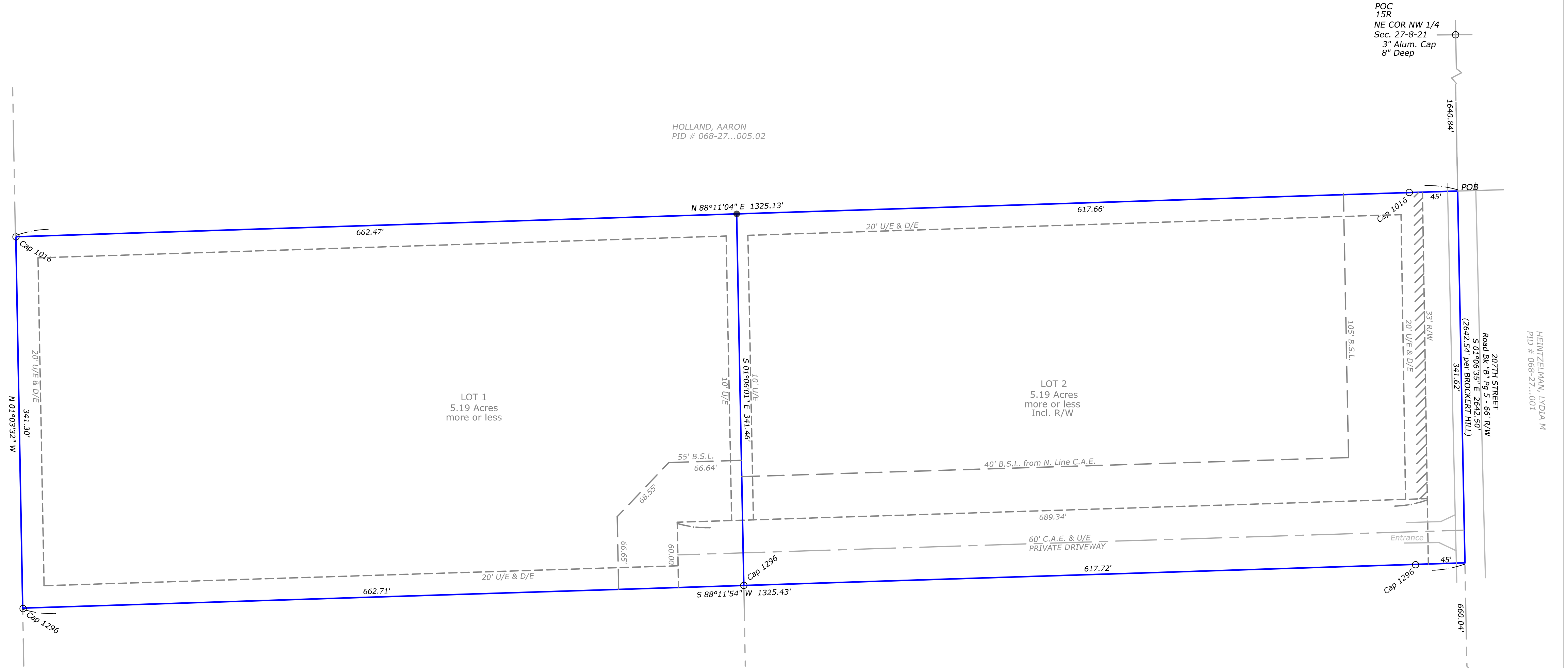
Daniel Baumchen, PS#1363
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3" Alum. Cap
8" Deep

POB

207TH STREET
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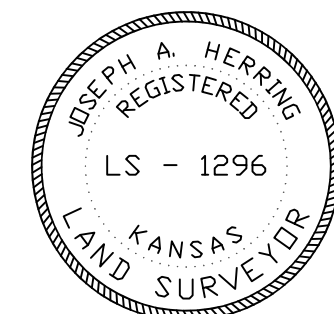
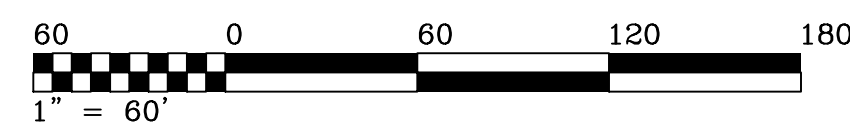
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 - Electric - FreeState
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
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& COMPANY
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Joseph A. Herring
PS # 1296

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

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

July 12, 2023

REQUEST: *Regular Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 00000 170th Street

APPLICANT/APPLICANT AGENT:

AUSTIN THOMPSON
ATLAS CONSULTING LLC

PROPERTY OWNER:

MICHAEL & BARBARA BOSWORTH
TRUST
17161 MORNING DEER ROAD
LINWOOD KS, 66052

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 ACRE MIN)

LEGAL DESCRIPTION:

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-043 & 044, Preliminary & Final Plat for Bosworth Addition, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-043 & 044, Preliminary & Final Plat for Bosworth Addition, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

23.6 ACRES

PARCEL ID NO:

235-16-0-00-00-011.00 & 235-16-0-00-00-010.01

BUILDINGS:

1 AG BUILDING (LESS THAN 600 SF)

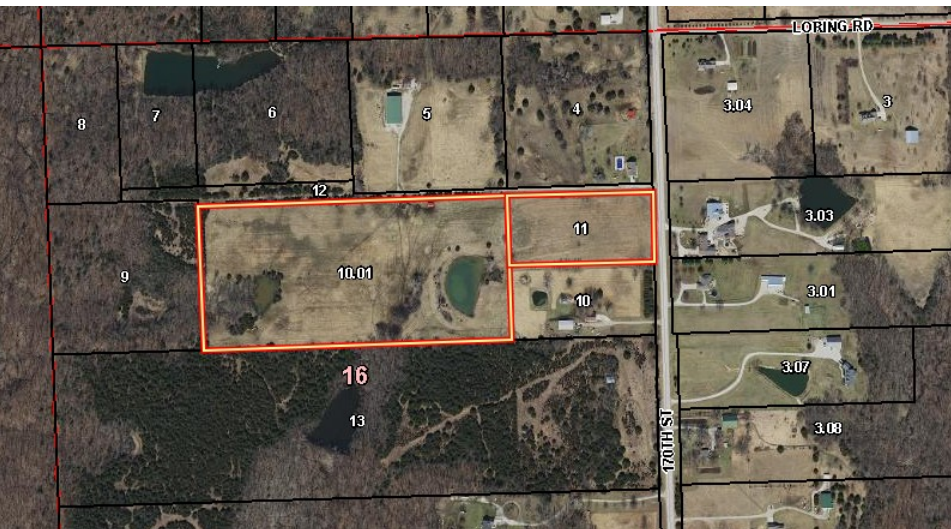
PROJECT SUMMARY:

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

ACCESS/STREET:

170TH STREET - COUNTY COLLECTOR, PAVED ± 24’;

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: SHERMAN

WATER: RWD 7

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

6/26/2023

NEWSPAPER NOTIFICATION:

7/5/2023

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

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

STAFF COMMENTS:

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

EXCEPTIONS:

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

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

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. An exception from Article 50 – Section 40.3.i. has been granted for Lot 1.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-23-044

PERMIT SUB-TYPE SUBDIVISION

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

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

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

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

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

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

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

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

STAFF APPROVAL *M. Johnson* DATE 03.24.2023

APPLICANT DATE

LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-23-043

PERMIT SUB-TYPE SUBDIVISION

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

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

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

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

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

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

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

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

STAFF APPROVAL *H. Johnson* DATE 03.24.2023

APPLICANT DATE

ARTICLE 56 – EXCEPTIONS

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

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

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

Response:

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



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

ALC

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

BOSWORTH ADDITION DEV-23-043/044

PRELIMINARY P&Z

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

FINAL P&Z

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

Survey Comments

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

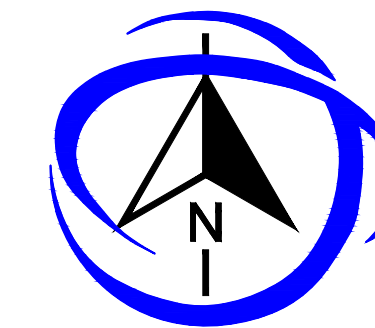
DESCRIPTION

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

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

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

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



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

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

PRELIMINARY PLAT

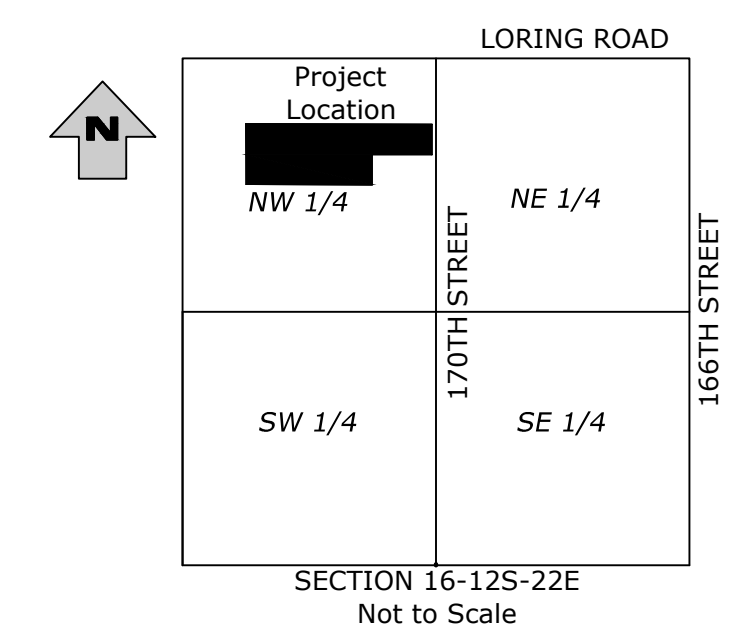
LEGEND

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

GENERAL NOTES

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

VICINITY MAP



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

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE

PREPARED FOR



SEC-TWN-RNG

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

16-12S-22E

DATE

APRIL 27, 2023

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

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

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

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

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

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

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

UNPLATTED
PARCEL ID
235160000007000
OWNER:
CYNTHIA S VERA TRUST

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

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

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

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

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

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

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

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

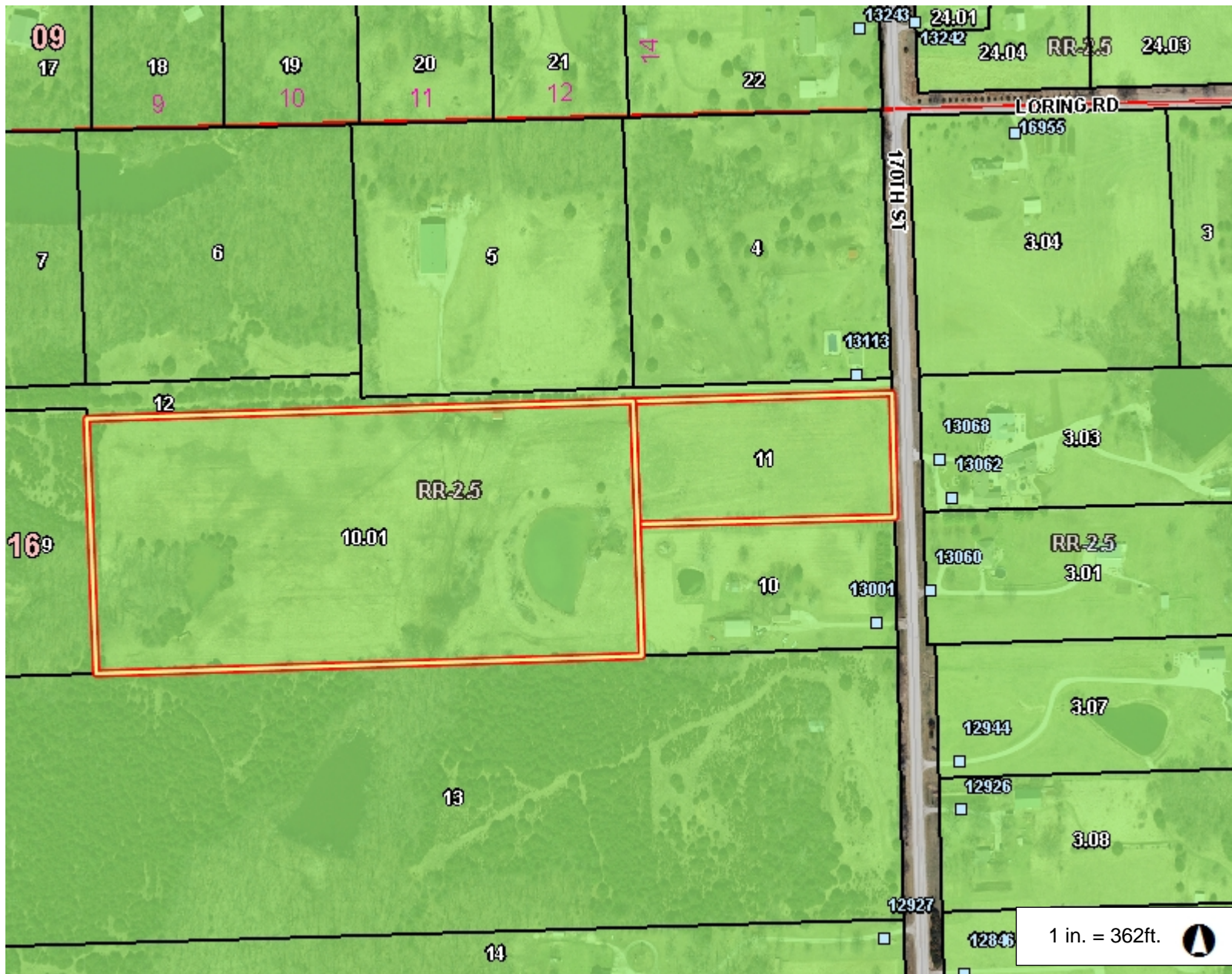
BOSWORTH ADDITION

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

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

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

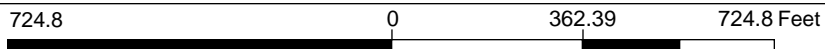
DEV-23-043/044 Bosworth Addition



Legend

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

1 in. = 362ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

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

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

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

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

Good Afternoon,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, April 4, 2023.

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

Thank you,

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

Allison, Amy

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

Internal Use Only

Evergy has no issues with the following request.

Thank you

Kyle Burkhardt

Evergy
TD Designer II
📞 785-508-2408
Kyle.Burkhardt@evergy.com



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

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

Good Afternoon,

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

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, April 4, 2023.

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

Allison, Amy

From: Leavenworth RWD#7 <manager@leavenworthrwd7.com>
Sent: Monday, April 3, 2023 1:58 PM
To: Allison, Amy
Subject: Bosworth Addition
Attachments: IMG_2186.jpg

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

A - Yes 4" water main.

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

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

D - No.

Please see the attached policy and procedures document.

Get [Outlook for iOS](#)

Allison, Amy

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

Internal Use Only

Evergy has no issues with the following layout.

Thank you

Kyle Burkhardt

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



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

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

Good Afternoon Everyone,

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

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

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

MEMO

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

Amy, I have reviewed the preliminary plat of the Bosworth Addition Subdivision presented by Michael and Barbra Bosworth. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed has a fire hydrant along the right-a-way on 170th on the property line that will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

06-26-2023
OLSSON REVIEW
No Further
Comment



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

ALC

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

14500 Parallel Rd. Unit R
 Basehor, KS 66007

DRAINAGE STUDY

For:

Bosworth Addition

13113 170th St
 Linwood, Ks 66052

Prepared for:

Michael Bosworth
 13113 170th St
 Linwood, Ks 66052

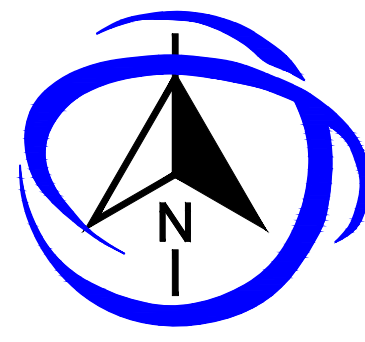


Prepared by:

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

March 23rd, 2023

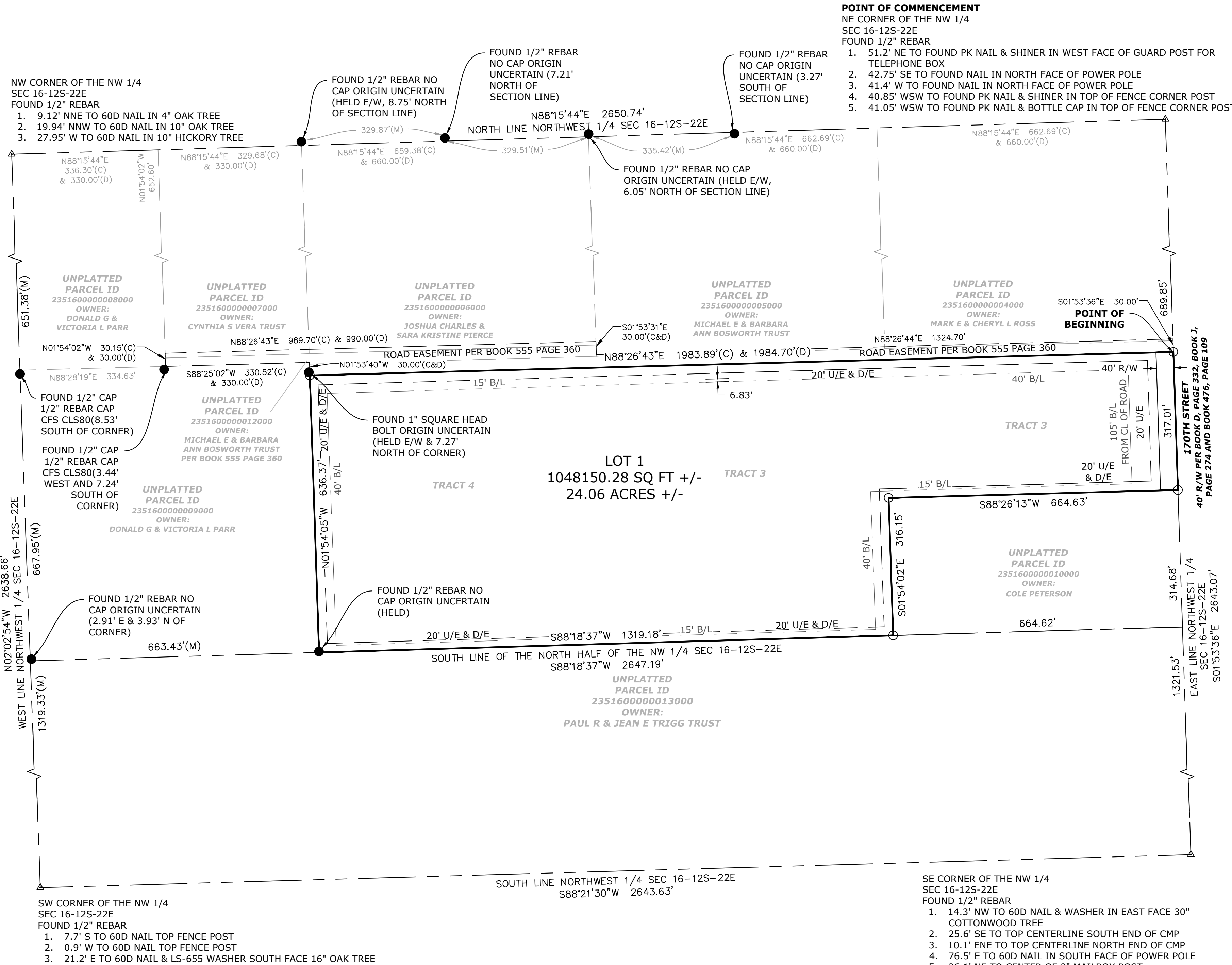
Revision	Date	By	Description
1	05/10/23	TAE	Plat Update
2	05/30/23	TAE	Study Update
3	06/21/23	TAE	Ground Cover Tables Update



06-26-2023
OLSSON REVIEW
No Further
Comment

BOSWORTH ADDITION

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



DESCRIPTION

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

SURVEYORS SUGGESTED

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

DEDICATION

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

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

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

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

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

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

Theory of Location:

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

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

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

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

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

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

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

My Commission Expires: _____

Notary Public

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

COUNTY ENGINEER

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

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

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

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHER, PS-1363

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

CHAIRMAN - STEVEN ROSENTHAL

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - Vicki Kaaz

ATTEST - COUNTY CLERK - JANET KLASINSKI

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

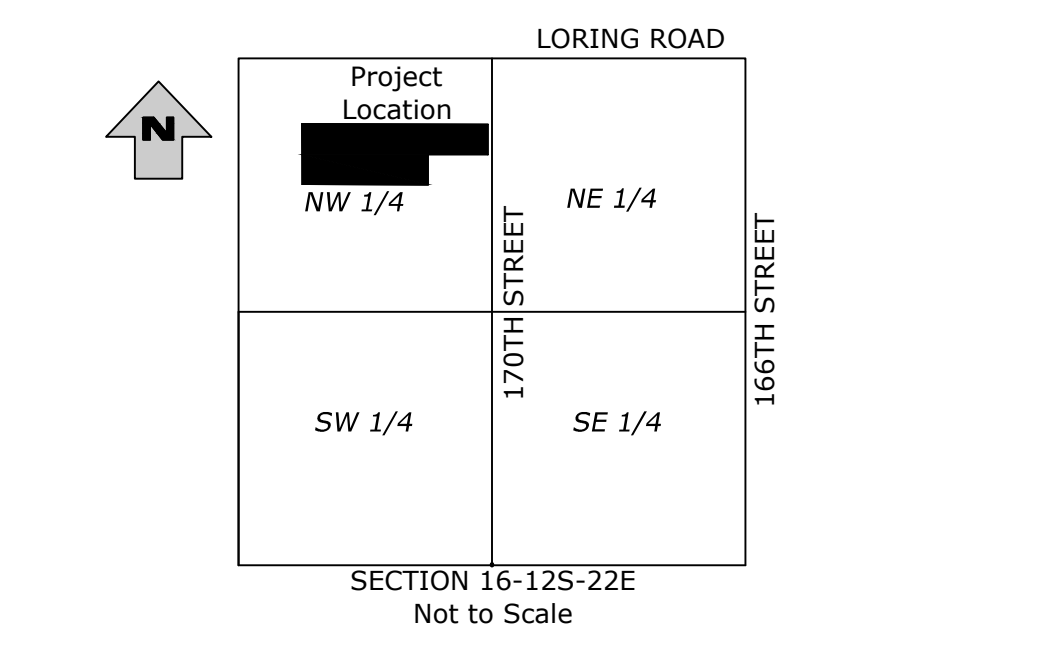
FINAL PLAT LEGEND

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

GENERAL NOTES

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

VICINITY MAP



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

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR

150 75 0 150 SCALE IN FEET

SEC-TWN-RNG BARBARA & MICHAEL BOSWORTH

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

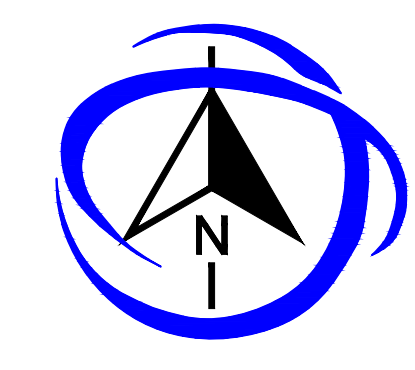
DATE

APRIL 27, 2023

DESCRIPTION

PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO: L23-29427
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ROAD EASEMENT (FOR INFORMATIONAL PURPOSES):
PART OF NORTHWEST 1/4, BEGINNING 660 FEET SOUTH OF NE CORNER, W 1320 FEET, N 27.5 FEET, W 990 FEET, S 27.5 FEET, E 330 FEET, S 26 FEET W 1980 FEET, N 26 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY, TRACT 26 FEET X 1980 FEET, SECTION 16, TOWNSHIP 12 RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON APRIL 27, 2023; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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UTILITIES
EVERGY - 800-383-1183
RURAL WATER DISTRICT 7 - 913-856-7375

06-26-2023
OLSSON REVIEW
No Further
Comment

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

PRELIMINARY PLAT

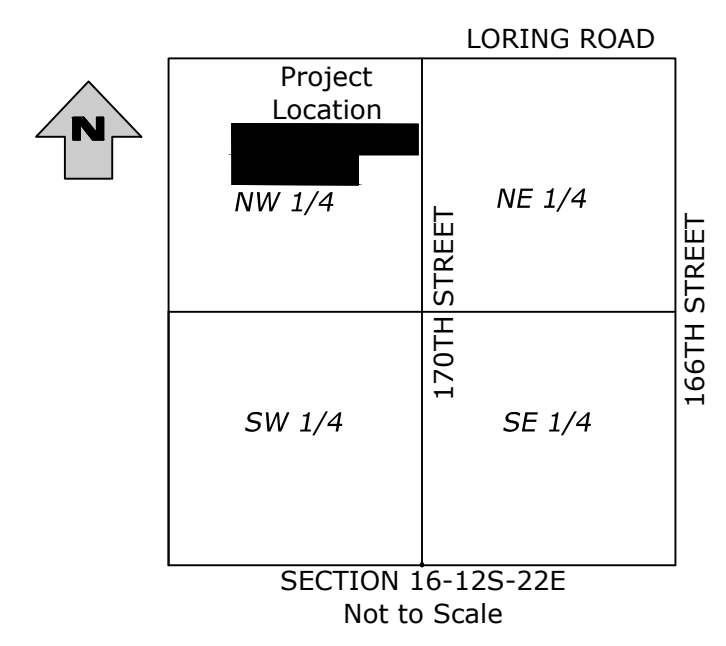
LEGEND

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VICINITY MAP



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ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE PREPARED FOR



SCALE IN FEET

SEC-TWN-RNG BARBARA & MICHAEL BOSWORTH
ADDRESS: 17161 MORNING DEER RD, LINWOOD, KS 66052

16-12S-22E

DATE

APRIL 27, 2023

- NW CORNER OF THE NW 1/4
SEC 16-12S-22E
FOUND 1/2" REBAR
1. 9.12' NNE TO 60D NAIL IN 4" OAK TREE
 2. 19.94' NNW TO 60D NAIL IN 10" OAK TREE
 3. 27.95' W TO 60D NAIL IN 10" HICKORY TREE

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

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

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

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

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

UNPLATTED PARCEL ID 235160000007000
OWNER: CYNTHIA S VERA TRUST

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

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

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

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

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

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

- FOUND 1/2" CAP 1/2" REBAR CAP CFS CLS80(8.53' SOUTH OF CORNER)
- FOUND 1/2" CAP 1/2" REBAR CAP CFS CLS80(3.44' WEST AND 7.24' SOUTH OF CORNER)
- FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (2.91' E & 3.93' N OF CORNER)

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

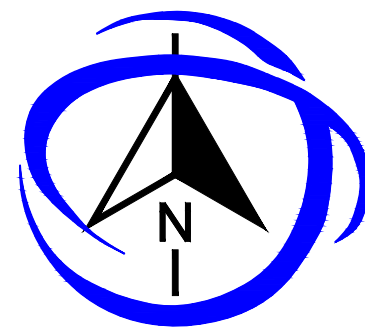
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)

- SW CORNER OF THE NW 1/4
SEC 16-12S-22E
FOUND 1/2" REBAR
1. 7.7' S TO 60D NAIL TOP FENCE POST
 2. 0.9' W TO 60D NAIL TOP FENCE POST
 3. 21.2' E TO 60D NAIL & LS-655 WASHER SOUTH FACE 16" OAK TREE

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

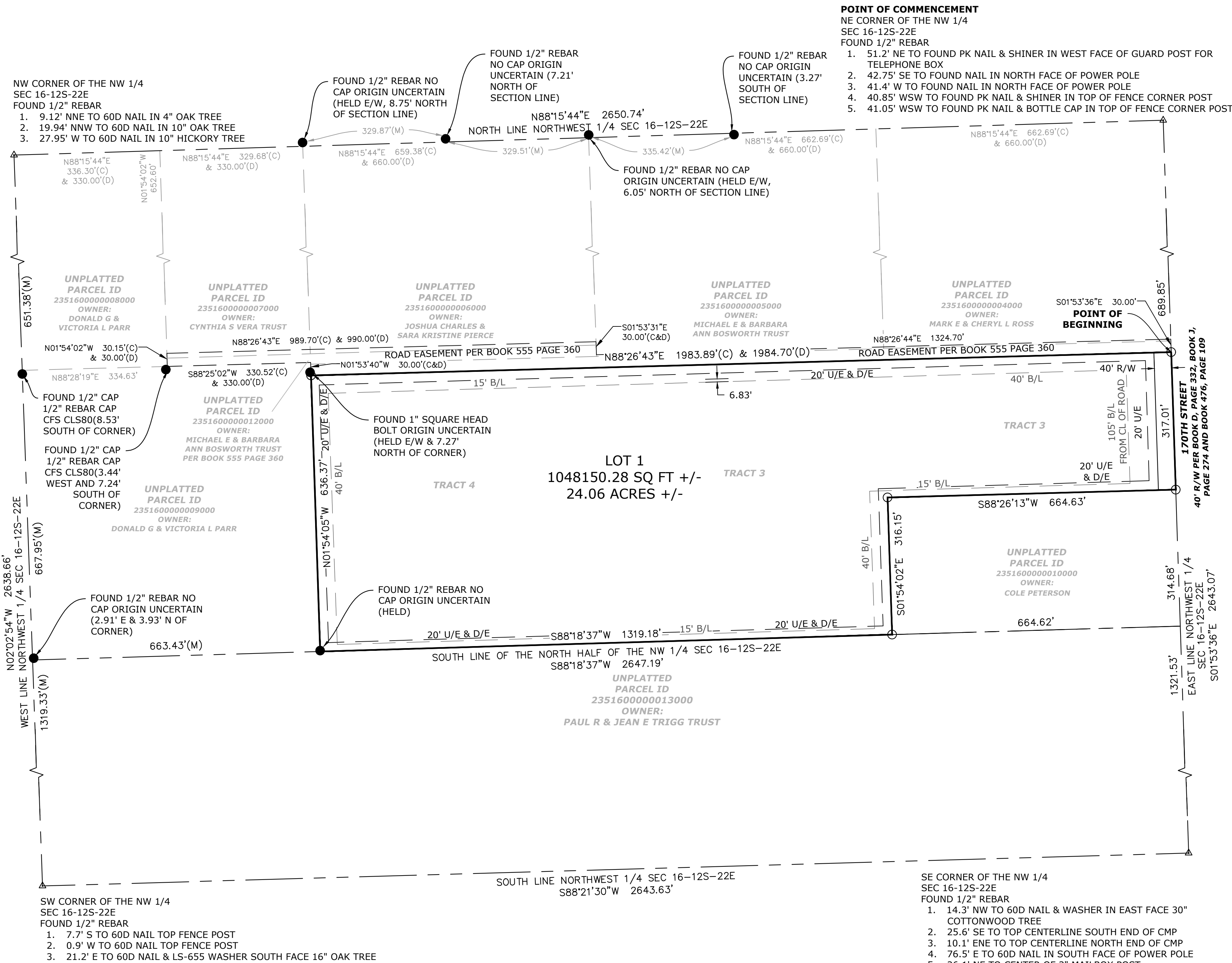
BOSWORTH ADDITION

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



BOSWORTH ADDITION

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



DESCRIPTION

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

SURVEYORS SUGGESTED

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

DEDICATION

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

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

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

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

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

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

Theory of Location:

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

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

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

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

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

STATE OF KANSAS)
)SS
COUNTY OF LEAVENWORTH)

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

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

My Commission Expires: _____

Notary Public

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

COUNTY ENGINEER

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

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

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

Reviewed 2023.06.26 No Comments
LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHER, PS-1363

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

CHAIRMAN - STEVEN ROSENTHAL

SECRETARY - JOHN JACOBSON

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

(SEAL)

CHAIRMAN - Vicki Kaaz

ATTEST - COUNTY CLERK - JANET KLASINSKI

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



FINAL PLAT

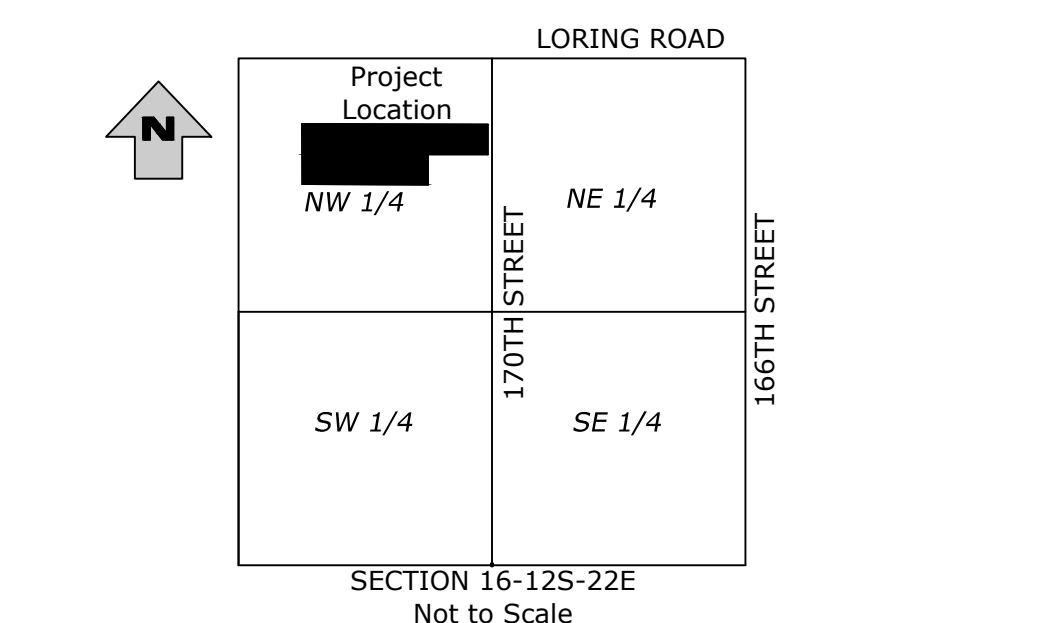
LEGEND

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

GENERAL NOTES

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

VICINITY MAP



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

ROGER B. DILL LS 1408

JOB NO: 23-026

SCALE 150 75 0 150
SCALE IN FEET

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

PREPARED FOR

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

DATE

APRIL 27, 2023

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-23-052 Kesinger Farms

July 12, 2023

REQUEST: **Regular Agenda**

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 00000 & 24138 Loring Road



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:

MARILYN & PHILLIP ROBBINS
24138 LORING ROAD
LAWRENCE, KS 66044

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
RESIDENTIAL (2.5 ACRES MIN)

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 12, Township 12 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas AND a tract of land in the Southwest ¼ of Section 12, Township 12, Range 20 East of the 6th P.M., in Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-052, Preliminary Plat for Kesinger Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-052, Preliminary Plat for Kesinger Farms, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

65.47 ACRES

PARCEL ID NO:

211-12-0-00-00-010.00 & 211-12-0-00-00-012.08

BUILDINGS:

ONE SINGLE FAMILY RESIDENCE AND MULTIPLE ACCESSORY STRUCTURES

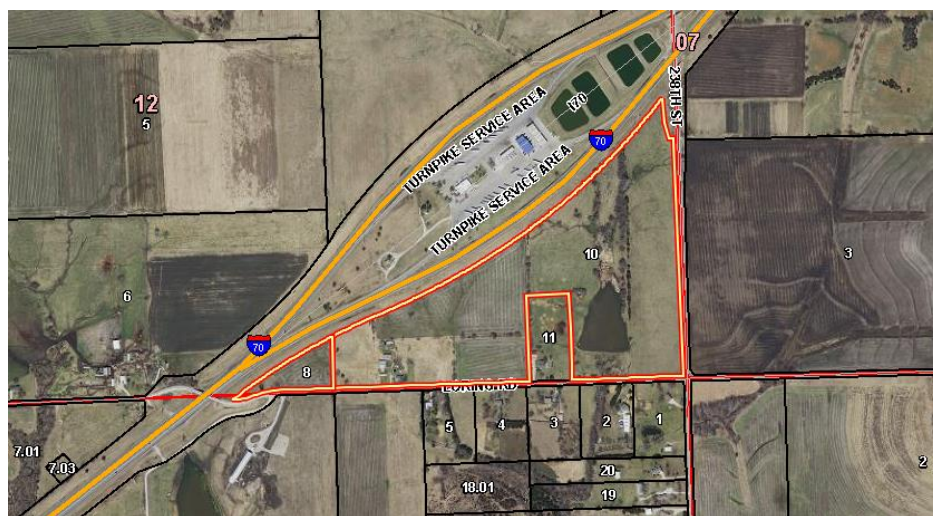
PROJECT SUMMARY:

Request for preliminary plat approval to subdivide property located at 00000 & 24138 Loring Road as Lots 1 through 9 of Kesinger Farms.

ACCESS/STREET:

LORING ROAD - COUNTY LOCAL, GRAVEL ± 24'; 238TH STREET - COUNTY LOCAL, GRAVEL ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: RENO FD

WATER: RWD 10

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

6/21/2023

NEWSPAPER NOTIFICATION:

7/1/2023

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	X	
40-20	Final Plat Content	N/A	
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
	Request for exception form Article 50, Section 40.3.i. Lot-depth to Lot-Width for Lot 1		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide 65-acre acres into 10 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The proposed lots will range in size from 5.02 to 10.10 acres in size. The existing single-family residence with will remain on Lot 2 with most of the existing agricultural accessory structures. The house and barn are located within the front building setback line and any future modifications or additions must comply with the current regulations. Another structure will be located on Lot 7 but is less than 600 sf and used for maintenance/agricultural purposes. A small utility building is located in the right-of-way of Lot 1. Said building will not be permitted to be enlarged or modified in its current configuration. Two billboards are located within the plat. Easements have been established for the maintenance of the billboards but staff recommends an access easement be granted, outside of the proposed utility and drainage easements, to allow for access to the sign easements. Both billboards are legal, non-conforming billboards. Any major modifications, replacement or removal of the billboards will require the sign owner to bring the signs into conformance per the current regulations. Lots 6 & 7 will both have access to the existing pond and therefore both owners will need to agree to maintain the pond. The properties are located along the I-70 corridor and therefore a 50 ft. buffer easement has been included. Once developed, the properties will need to provide the required screening per Restriction 9. Staff is generally in support.

EXCEPTIONS:

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

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

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An exception to Article 50, Section 40.3.i. has been granted for Lot 1.
6. The subdivision will need to install the required buffer landscaping per Article 50, Section 40.2.g.
7. A 20 ft. access easement shall be included to the two billboard easement on the final plat. The access easement shall not be collocated with an Utility or Drainage easement.
8. The developer must comply with the following memorandums:
 - a. Email – Chuck Magaha, Emergency Management, dated May 5, 2023
 - b. Email - RWD 10, dated April 28, 2023

ATTACHMENTS:

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

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

12 12 20
 464 60.70

Office Use Only	
PID: <u>211-12</u>	<u>010.00</u>
Township: _____	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-23</u>	Date Received/Paid: <u>04.18.2023</u>
Zoning District <u>RR 5</u>	_____
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Joe Herring</u>	NAME: <u>Robbins, Marilyn/Phillip</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS <u>P.O. Box 480</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS</u>
PHONE: <u>913-651-3858</u>	PHONE: _____
EMAIL: <u>Herringsurveying@outlook.com</u>	EMAIL: _____

GENERAL INFORMATION

Proposed Subdivision Name: Kesinger Farms
 Address of Property: 21438 Loring Rd, Lawrence, KS 66044
 Urban Growth Management Area: _____

SUBDIVISION INFORMATION		
Gross Acreage: <u>60.70</u>	Number of Lots: <u>9</u>	Minimum Lot Size: <u>5.02</u>
Maximum Lot Size: <u>11.98</u>	Proposed Zoning: <u>---</u>	Density: _____
Open Space Acreage: <u>---</u>	Water District: <u>RWD 10</u>	Proposed Sewage: <u>private</u>
Fire District: <u>Remo</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: _____
Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local</u> Collector - Arterial - State - Federal	

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

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

Signature: _____ Date: _____

ATTACHMENT A

↑
 Joe
 sign

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Friday, June 9, 2023 5:14 AM
To: PZ
Subject: Fw: Septic Loring road - Kesinger Project Robbins

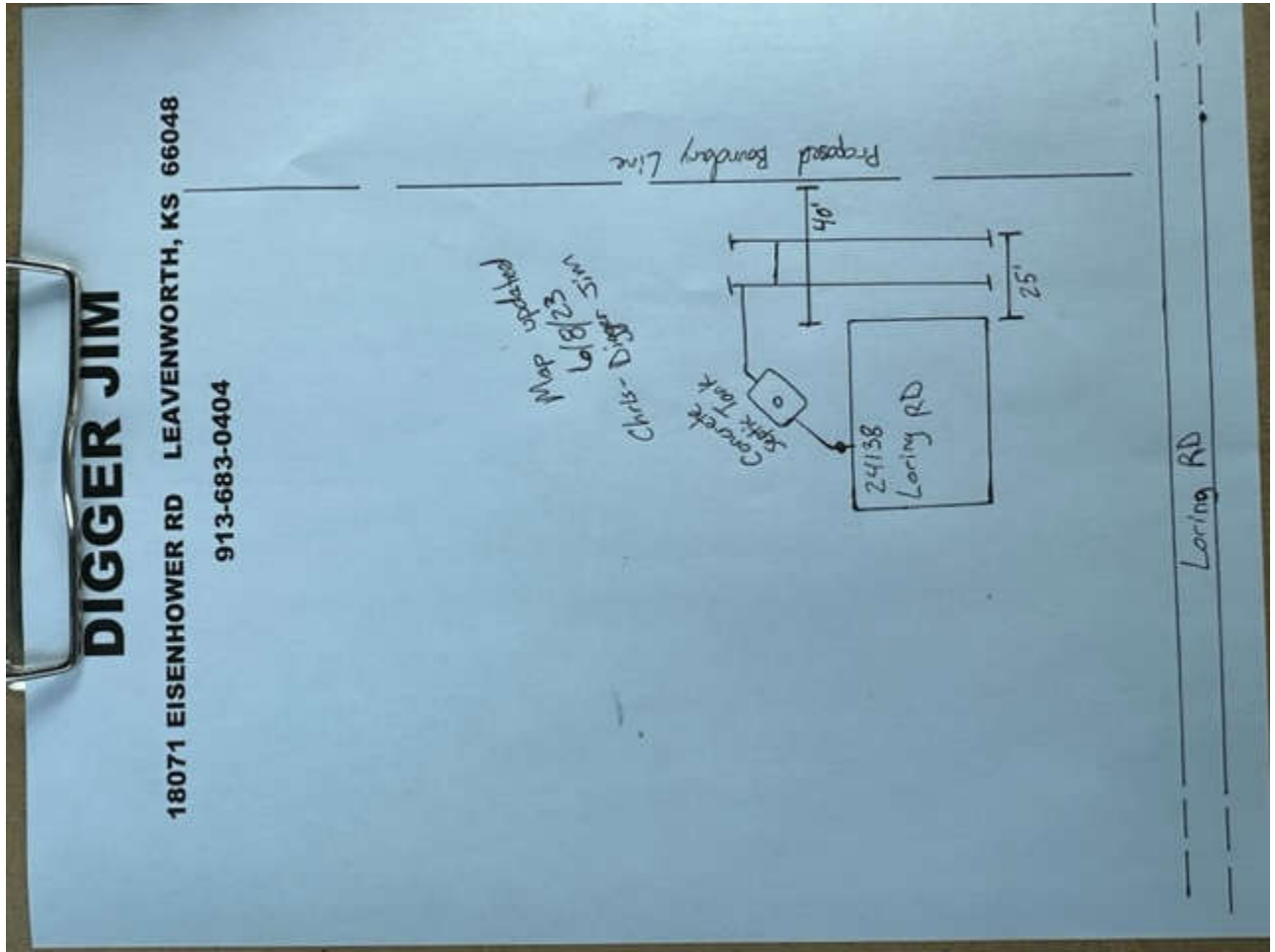
Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

See lateral location per inspection - I will adjust my drawing

Thank you - Joe Herring

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

From: Christopher Oconnor <cb.oconnor@icloud.com>
Date: June 8, 2023 at 10:06:12 AM CDT
To: brobs79@yahoo.com
Subject: Septic Loring road



Sent from my iPhone

KESINGER FARMS

A Subdivision in the South Half of Section 12, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PROPERTY ADDRESS:
 Marilyn & Phillip Robbins
 24138 Long Road
 Lawrence, KS 66044
 PD # 211-12-00-00-010 & 012-08

RECORD DESCRIPTION:

A tract of land in the Southeast Quarter of Section 12, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast Corner of said Southeast Quarter; thence South 87 degrees 57'52" West for a distance of 846.00 feet along the South line of said Southeast Quarter; thence North 02 degrees 02'08" West for a distance of 682.00 feet; thence South 87 degrees 57'52" West for a distance of 320.00 feet to a 1/2" Bar Cap LS-1296; thence South 02 degrees 02'08" East for a distance of 682.00 feet to said South line; thence South 87 degrees 57'52" West for a distance of 1463.36 feet along said South line; thence North 02 degrees 10'25" West for a distance of 399.34 feet along the West line of said Southeast Quarter to a 1/2" Bar Cap LS-1296; thence North 64 degrees 27'27" East for a distance of 803.15 feet along said Southern right of way 1/2" Bar Cap LS-1296; thence along a curve to the left having a radius of 4778.84 feet and an arc length of 1833.62 feet, being subtended by a chord bearing North 53 degrees 18'25" East and a chord distance 1822.39 feet, along said Southern right of way 1/2" Bar Cap LS-1296; thence North 39 degrees 44'42" East for a distance of 496.85 feet along said Southern right of way to a 1/2" Bar Cap LS-1296; thence South 02 degrees 12'32" East for a distance of 184.84 feet along said right of way to a 1/2" Bar Cap LS-1296; thence South 17 degrees 41'44" East for a distance of 112.36 feet along said right of way to a 1/2" Bar Cap LS-1296; thence North 29 degrees 44'42" East for a distance of 403.75 feet along said right of way to a 1/2" Bar Cap LS-1296; thence North 87 degrees 48'19" East for a distance of 50.00 feet to the East line of said Southeast Quarter; thence South 02 degrees 12'32" East for a distance of 1829.89 feet along said East line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record

AND

A tract of land in the Southwest 1/4 of Section 12, Township 12, Range 20, being described as follows:
 Beginning at the Southeast corner of said Southwest 1/4; thence West along the South line of said Southwest 1/4, 695.95 feet to a point on the South Right of Way line of the East Bound Lane of the Kansas Turnpike (Interstate 70); thence Northwesterly along said Right of Way line on a curve to the right, having a radius of 4423.66 feet, an arc distance of 601.37 feet to a point on the East line of said Southwest 1/4; thence South along the East line of said Southwest 1/4, 403.31 feet to the point of beginning. EXCEPT any part thereof taken or used for road purposes, and also except any part thereof taken or acquired by the KANSAS TURNPIKE AUTHORITY, in Leavenworth County, Kansas.

RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation Jurisdiction.
- An Engineer Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to the current Access Management Policy.
- Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 50% it may not be rebuilt or restored on the existing location and must meet all setbacks.
- An exception to Article 50, Section 40.3.1. Lot Depth to Lot Width has been granted for Lots 1 & 2.
- Lots 6 and 7 share access to the existing pond. Maintenance of pond is the responsibility of both parties.
- No Vehicle Entrance Access allowed along KTA Right of Way, or any other areas designated hereon.
- 50' Buffer Strip - Planting Schedule to be determined by owner of affected Lot - Trees (type according to the Kansas Forest Service Chart) will be planted every 50' of open area within said strip prior to building.
- All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- Billboards, existing and legal non-conforming use being shown hereon in a 50' x 50' Billboard Easement, are to be retained in ownership by the developer. Access to Billboards is through the platted 20' Utility and Drainage Easement, unless otherwise determined by all involved parties. 20' Access is shown hereon, use of said access is limited to vehicle use by the leasing company for maintenance on said billboard.
- No off-plat restrictions.

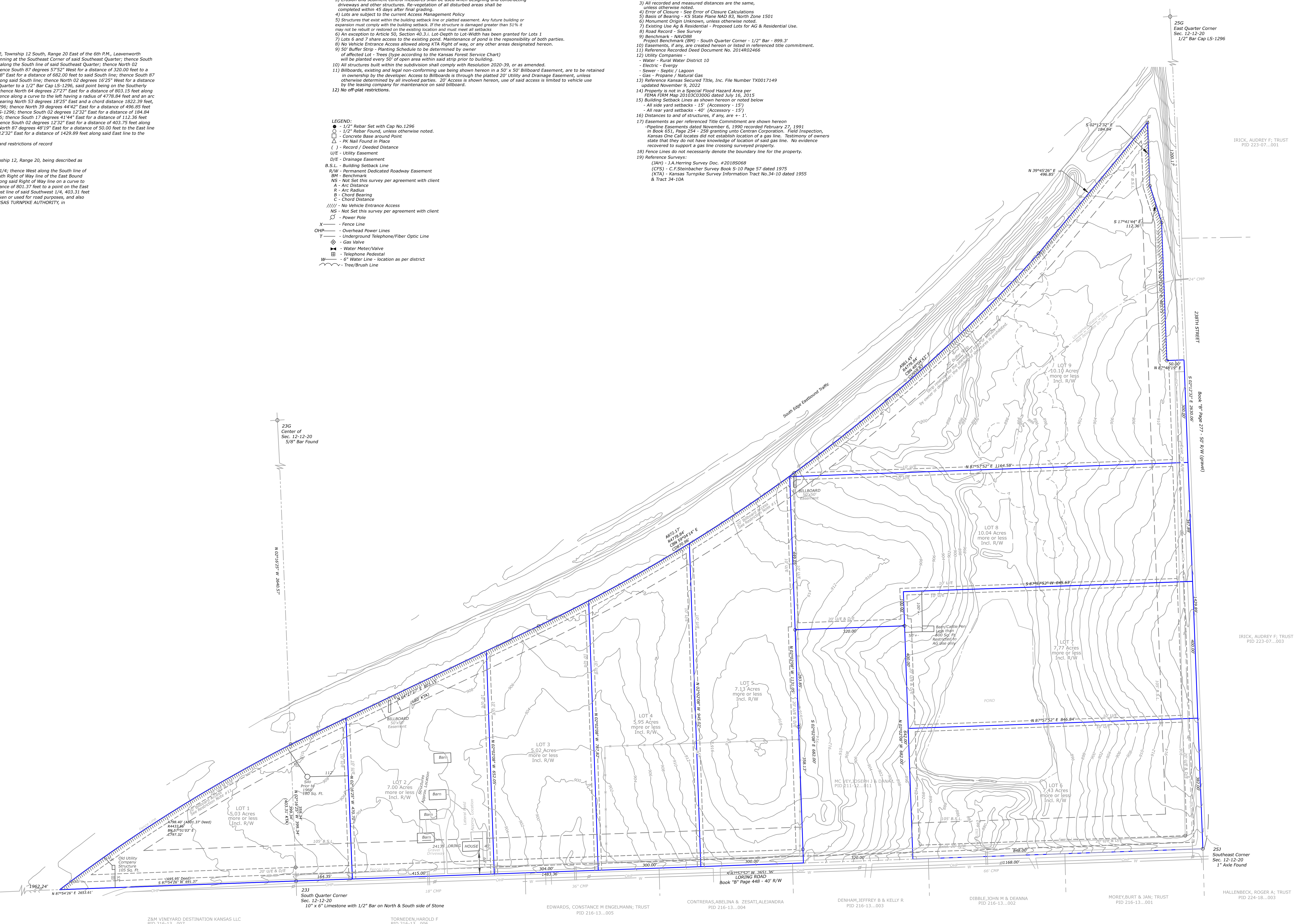
LEGEND:

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

ZONING:
 RR 5 - Rural Residential 5

NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- Monument Origin Unknown, unless otherwise noted.
- Existing Use Ag & Residential - Proposed Lots for Ag & Residential Use.
- Road Record - See Survey
- Benchmark - NAVD83 Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Document No. 2014020466
- Utility Companies
 - Water - Rural Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- Reference Kansas Secured Title, Inc. File Number TK0017149 updated November 5, 2022
- Property is not in a Special Flood Hazard Area per FEMA Flood Map 20180203000 dated July 19, 2018
- Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 12')
 - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are: + 1'
- Easements as per referenced Title Commitment are shown hereon
 - Easement dated November 6, 1992 recorded February 27, 1993 in Book 621, Page 254 - 258 granting unto Centran Corporation, Field Inspection, Kansas One Call locate did not establish location of a gas line. Testimony of owners state that they do not have knowledge of location of said gas line. No evidence recovered to support a gas line crossing surveyed property.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
 - (M) - J.A. Herring Survey Doc. #201805868
 - (M) - C.E. Stemberch Survey Book 5-10 Page 57 dated 1975
 - (KTA) - Kansas Turnpike Survey Information Tract No. 34-10 dated 1955 & Tract 34-10A



217 Southwest Corner
Section 12-12-20
5/8" Bar Found

233 South Quarter Corner
Sec. 12-12-20
10" x 6" Limestone with 1/2" Bar on North & South side of Stone

238 VINAYARD DESTINATION KANSAS LLC
PID 216-13...007

TORNEDEN, HAROLD F
PID 216-13...006

EDWARDS, CONSTANCE M ENGELMANN, TRUST
PID 216-13...005

CONTRERAS, ADELINA B. ZESATI, LALEJANDRA
PID 216-13...004

DENHAM, JEFFREY B & KELLY R
PID 216-13...003

DIBBLE, JOHN M & DEANNA
PID 216-13...002

MOREY, BURT & JAM, TRUST
PID 216-13...001

HALLENBECK, ROGER A; TRUST
PID 224-07...003

IRICK, AUDREY F; TRUST
PID 223-07...003

IRICK, AUDREY F; TRUST
PID 223-07...001

23G East Quarter Corner
Sec. 12-12-20
1/2" Bar Cap LS-1296

23G Southeast Corner
Sec. 12-12-20
1" Axle Found

23G Center of Sec. 12-12-20
5/8" Bar Found

23G East Quarter Corner
Sec. 12-12-20
1/2" Bar Cap LS-1296

23G Southeast Corner
Sec. 12-12-20
1" Axle Found

Scale 1" = 100'

LEAVENWORTH COUNTY

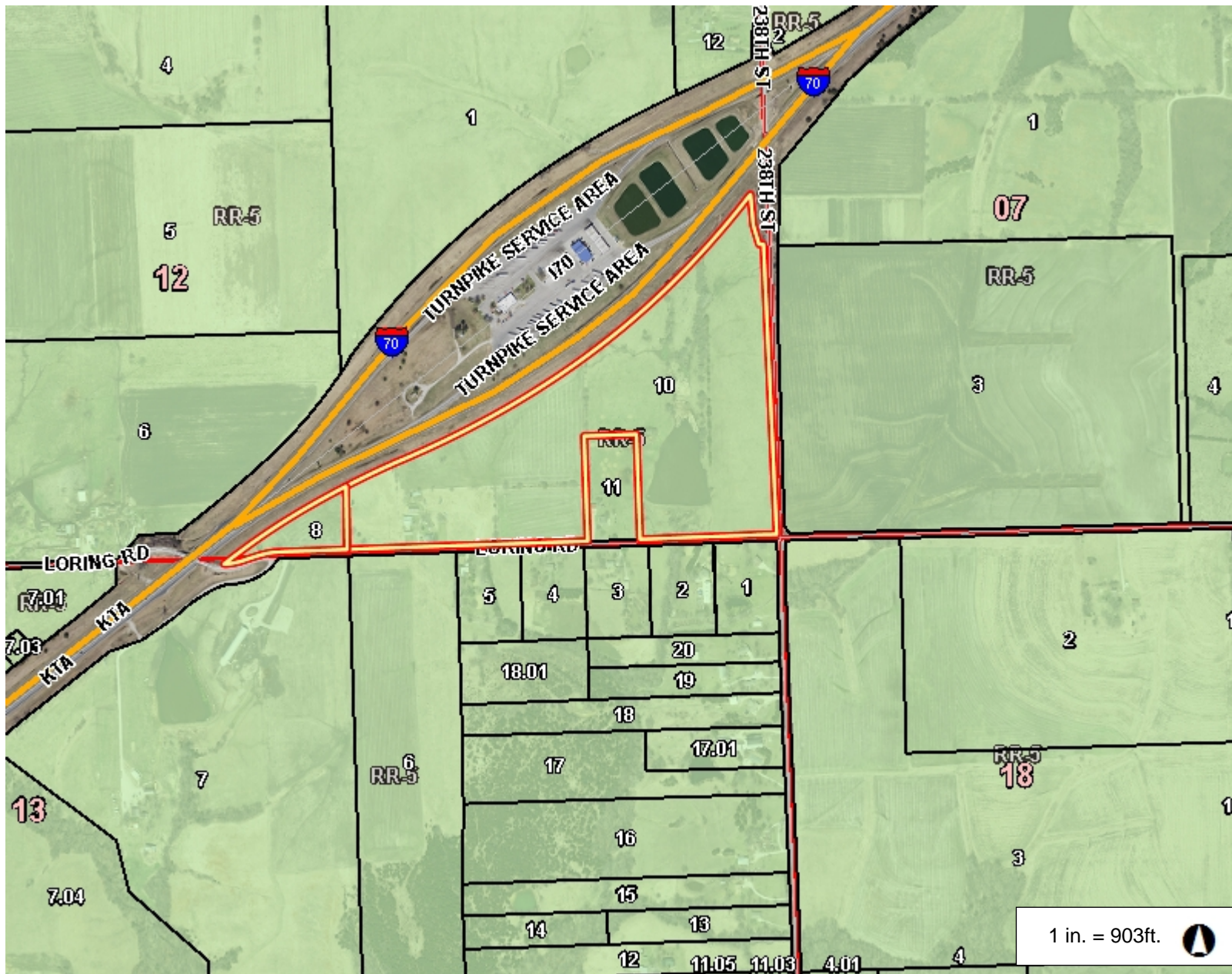
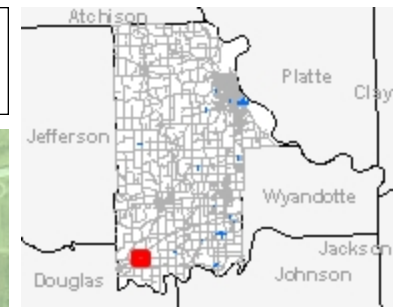
VICINITY MAP
NOT TO SCALE

Job # K-22-741 Rev. 6/25/23

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

315 North 8th Street, Law, KS 66044
Ph. 620.651.3858 Fax 413.497.7564
Email - survey@herringinc.com

DEV-23-052 Kesinger Farms



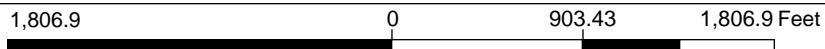
Legend

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

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Allison, Amy

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Thursday, April 27, 2023 3:59 PM
To: Allison, Amy
Cc: Travis Shockey
Subject: FW: DEV-23-052 Preliminary Plat – Kesinger Farms
Attachments: 2023.04.17 Preliminary REVIEW.pdf; 2023.04.17 Application.pdf

Internal Use Only

Good afternoon Allison,

First off Travis Shockey is taking over for me as the Design and planning Supervisor at the Lawrence Location. Please include him on all communications that you included me on in the past. As for this plat it looks like there is significant u/e's that Evergy will be able to utilize for power. We have no concerns with the plat.

Thank you,

Boone Heston
Manager, Scheduling
Evergy
Boone.Heston@evergy.com
O 785-508-2590

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, April 21, 2023 2:17 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcafee@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'LTorneden@RTFD21.com' <LTorneden@RTFD21.com>; 'dshepherd@rtfd21.com' <dshepherd@rtfd21.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>; 'djacobson@ksturnpike.com' <djacobson@ksturnpike.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-052 Preliminary Plat – Kesinger Farms

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 9-lot subdivision at 21438 Loring Rd.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, April 28, 2023.

Allison, Amy

From: LVCO RWD10 <RWD10@conleysandu.com>
Sent: Friday, April 28, 2023 8:25 AM
To: LVCO RWD10
Cc: Allison, Amy; PZ; Magaha, Chuck; McAfee, Joe; Patzwald, Joshua; Brown, Misty; LTorneden@RTFD21.com; dshepherd@rtfd21.com; designgrouplawrenceservicecenter@evergy.com; djacobson@ksturnpike.com
Subject: Re: DEV-23-052 Preliminary Plat – Kesinger Farms

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.

Rural Water District 10 confirms that there is service available in this area. However, the addition of these meters would likely have a negative impact on pressures available and a line upgrade may be required at the expense of the developer. Engineering study will be required at cost of developer.

On Friday, April 21, 2023 at 2:16:55 PM UTC-5 Allison, Amy wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 9-lot subdivision at 21438 Loring Rd.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, April 28, 2023.

If you have any questions or need additional information, please contact me at [\(913\) 684-0465](tel:9136840465) or at Aallison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Kesinger Farms Subdivision
Date: May 5, 2023

Amy, I have reviewed the preliminary plat of the Kesinger Farms Subdivision presented by Phillip and Marilyn Robbins. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants need to be placed along the road right-a-way at 238th at lot 8 one placed at the corner of 238th and Loring Road then proceed West 1000 feet to Lots 3 and 4. There is a blow off valve at 238th and Loring Road but this would need to be upgraded to a fire hydrant for this location.

I have no further recommendation for this subdivision.

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

**06-06-23
OLSSON REVIEW
No Comment**

Kesinger Farms

Leavenworth County Kansas

Drainage Report

January 12, 2023

Revised May 26, 2023



KESINGER FARMS

A Subdivision in the South Half of Section 12, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PROPERTY ADDRESS:
Manlynn & Phillip Robbins
24138 Long Road
Lawrence, KS 66044
FD # 211-112-0-00-00 & 012-08

RECORD DESCRIPTION:

A tract of land in the Southeast Quarter of Section 12, Township 12 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast Corner of said Southeast Quarter; thence South 02 degrees 57'52" West for a distance of 846.00 feet along the South line of said Southeast Quarter; thence North 02 degrees 02'08" West for a distance of 682.00 feet; thence South 87 degrees 57'52" West for a distance of 320.00 feet to a 1/2" Bar Cap LS-1296; thence South 02 degrees 02'08" East for a distance of 682.00 feet to said South line; thence South 87 degrees 57'52" West for a distance of 1463.36 feet along said South line; thence North 02 degrees 10'25" West for a distance of 399.34 feet along the West line of said Southeast Quarter to a 1/2" Bar Cap LS-1296; said point being on the Southerly right of way line of Kansas Turnpike (Interstate 70); thence North 64 degrees 27'27" East for a distance of 803.15 feet along said Southerly right of way 1/2" Bar Cap LS-1296; thence along a curve to the left having a radius of 4776.84 feet and an arc length of 1833.62 feet, being subtended by a chord bearing North 53 degrees 18'25" East and a chord distance 1822.39 feet; along said Southerly right of way 1/2" Bar Cap LS-1296; thence North 39 degrees 44'42" East for a distance of 456.85 feet along said Southerly right of way to a 1/2" Bar Cap LS-1296; thence South 02 degrees 12'32" East for a distance of 184.84 feet along said right of way to a 1/2" Bar Cap LS-1296; thence South 17 degrees 41'44" East for a distance of 112.36 feet along said right of way to a 1/2" Bar Cap LS-1296; thence South 02 degrees 12'32" East for a distance of 403.75 feet along said right of way to a 1/2" Bar Cap LS-1296; thence North 07 degrees 48'19" East for a distance of 50.00 feet to the East line of said Southeast Quarter; thence South 02 degrees 12'32" East for a distance of 1429.89 feet along said East line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record

AND

A tract of land in the Southwest 1/4 of Section 12, Township 12, Range 20, being described as follows:
Beginning at the Southeast corner of said Southwest 1/4; thence West along the South line of said Southwest 1/4, 695.95 feet to a point on the South Right of Way line of the East Bound Lane of the Kansas Turnpike; thence Northeasterly along said Right of Way line on a curve to the right, having a radius of 4423.66 feet, an arc distance of 601.37 feet to a point on the East line of said Southwest 1/4; thence South along the East line of said Southwest 1/4, 403.31 feet to the point of beginning. EXCEPT any part thereof taken or used for road purposes, and also except any part thereof taken or acquired by the KANSAS TURNPIKE AUTHORITY, in Leavenworth County, Kansas.

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineer Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy.
- 5) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 50% it may not be rebuilt or restored on the existing location and must meet all setbacks.
- 6) An exception to Article 50, Section 40.3.1. Lot Depth to Lot Width has been granted for Lots 1 & 2.
- 7) Lots 6 and 7 share access to the existing pond. Maintenance of pond is the responsibility of both parties.
- 8) No Vehicle Entrance Access allowed along KTA Right of Way, or any other areas designated hereon.
- 9) 50' Buffer Strip - Planting Schedule to be determined by owner of affected lot - Trees (type according to the Kansas Forest Service Chart) will be planted every 50' of open area within said strip prior to building.
- 10) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 11) Billboards, shown hereon in a 50' x 50' Billboard Easement, are to be retained in ownership by the developer. Access to Billboards is through the platted 20' Utility and Drainage Easement, unless otherwise determined by all involved parties.
- 12) No off-plat restrictions.

LEGEND:

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

ZONING:
RR 5 - Rural Residential 5

- ### NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing Use Ag & Residential - Proposed Lots for AG & Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
 - 10) Project Benchmark (BM) - South Quarter Corner - 1/2" Bar - 899.3'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Utility Companies
 - Water - Rural Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Kansas Secured Title, Inc. File Number TK0017149 updated November 5, 2022
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0203000 dated July 19, 2010
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 12')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are: + 1'
 - 17) Easements as per referenced Title Commitment are shown hereon
 - 18) "Positive Easements dated November 6, 1990 recorded February 27, 1991 in Book 651, Page 254 - 258 granting unto Centran Corporation, Field Inspection, Kansas One Call locate did not establish location of a gas line. Testimony of owners state that they do not have knowledge of location of said gas line. No evidence recovered to support a gas line crossing surveyed property.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
 - (M) - J.A. Herring Survey Doc. #20185868
 - (M) - C.E. Stemberger Survey Book 5-10 Page 57 dated 1975
 - (KTA) - Kansas Turnpike Survey Information Tract No. 34-10 dated 1955 & Tract 34-10A

06-21-2023
OLSSON REVIEW
No Further
Comment



217 Southwest Corner Sec. 12-20-20 5/8" Bar Found

233 South Quarter Corner Sec. 12-20-20 10" x 6" Limestone with 1/2" Bar on North & South side of Stone

23G Center of Sec. 12-20-20 5/8" Bar Found

233 Southeast Corner Sec. 12-20-20 1" Axle Found

Z&M VINEYARD DESTINATION KANSAS LLC PID 216-13...007

TORNEDEN, HAROLD F PID 216-13...006

EDWARDS, CONSTANCE M ENGELMANN, TRUST PID 216-13...005

CONTRERAS, ADELINA B. ZESATI, LALEJANDRA PID 216-13...004

DENHAM, JEFFREY B & KELLY R PID 216-13...003

DIBBLE, JOHN M & DEANNA PID 216-13...002

MOREY, BURT & JAM, TRUST PID 216-13...001

HALLENBECK, ROGER A, TRUST PID 224-18...003

LEAVENWORTH COUNTY

VICINITY MAP NOT TO SCALE

Job # K-22-741 Rev. 6/20/23

J. HERRING SURVEYING COMPANY

315 North 8th Street, Law, KS 66044
Ph. 620.651.3858 Fax 413.497.7564
Email - survey@herring.com

Scale 1" = 100'

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

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

July 12, 2023

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

STAFF REPRESENTATIVE:
 AMY ALLISON
 DEPUTY DIRECTOR

SUBJECT PROPERTY: 24578 Knight Road



APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

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

CONCURRENT APPLICATIONS:
 NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
 RESIDENTIAL ESTATE

LEGAL DESCRIPTION:

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

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-068 & 069, Preliminary & Final Plat for Harris Corner, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23- DEV-23-068 & 069, Preliminary & Final Plat for Harris Corner, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

10 Acres

PARCEL ID NO:

201-12-0-00-00-003.03

BUILDINGS:

1 SINGLE FAMILY RESIDENCE,
 MULTIPLE ACCESSORY STRUCTURES

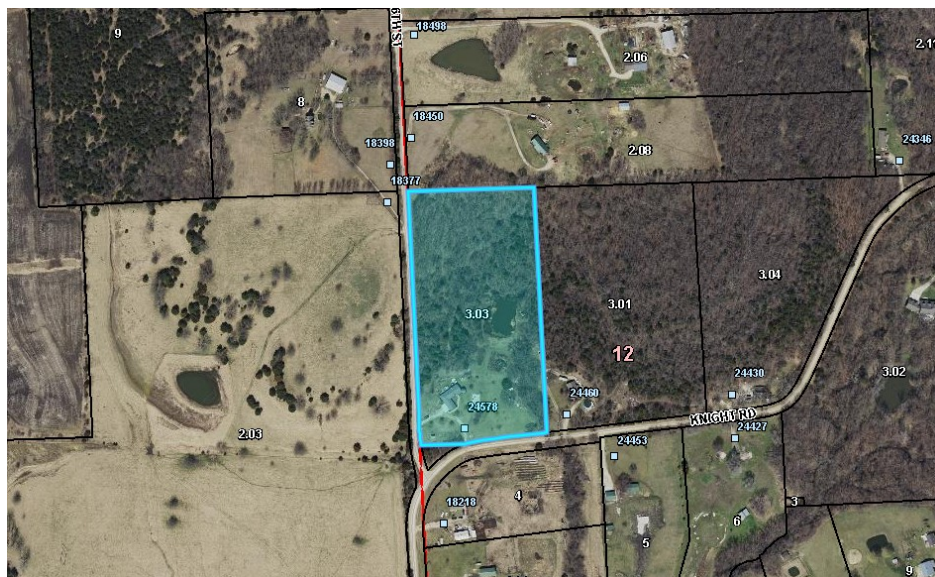
PROJECT SUMMARY:

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

ACCESS/STREET:

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

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: TONGANOXIE TOWNSHIP

WATER: R.W.D. #13

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

6/29/2023

NEWSPAPER NOTIFICATION:

7/1/2023

NOTICE TO SURROUNDING
 PROPERTY OWNERS:

N/A

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

STAFF COMMENTS:

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

EXCEPTIONS:

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

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

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

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. An exception from Article 50, Section 40.3.i. has been approved for Lot 2.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated May 25, 2023
 - b. Email - RWD 13, dated June 1, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

PRELIMINARY &
FINAL PLAT APPLICATION

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

464

5.003

5.003

Office Use Only

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

APPLICANT AGENT INFORMATION

OWNER INFORMATION

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

GENERAL INFORMATION

Proposed Subdivision Name: HARRIS CORNER
Address of Property: 24578 KNIGHT RD
Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>10 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>5 AC</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 13</u>	Proposed Sewage: <u>Septic Lagoon</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	

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

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

Signature: Joe Herring - digitally signed 5/16/2023 Date: 5-16-23

ATTACHMENT A

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

464

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

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

GENERAL INFORMATION

Proposed Subdivision Name: HARRIS CORNER

Address of Property: 24578 KNIGHT RD

Urban Growth Management Area: N/A

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

ATTACHMENT A

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Sunday, July 9, 2023 7:39 PM
To: Allison, Amy; PZ
Subject: Re: Harris Corner Revision

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.

Exception -
Width to Depth on Lot 2.

1. Development is a 2 Lot Plat which was rezoned to allow for this development. South line of Lot 2 is angled due to road alignment. West line is long enough to meet the width to depth - east line and the mean do not meet the regulation.
2. Yes it is
3. The granting will not be detrimental to the public welfare or injurious to adjacent property.

Thank you - Joe Herring

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, July 7, 2023 5:35 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: FW: Harris Corner Revision

Joe,

We will need the narrative for the exception to refer to the three criteria that the applicant must meet. If you are referring to my explanation in your below email, that does not address the three conditions.

Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, June 12, 2023 8:56 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; PZ <PZ@leavenworthcounty.gov>
Subject: Re: Harris Corner Revision

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.

HARRIS CORNER

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

PRELIMINARY PLAT

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

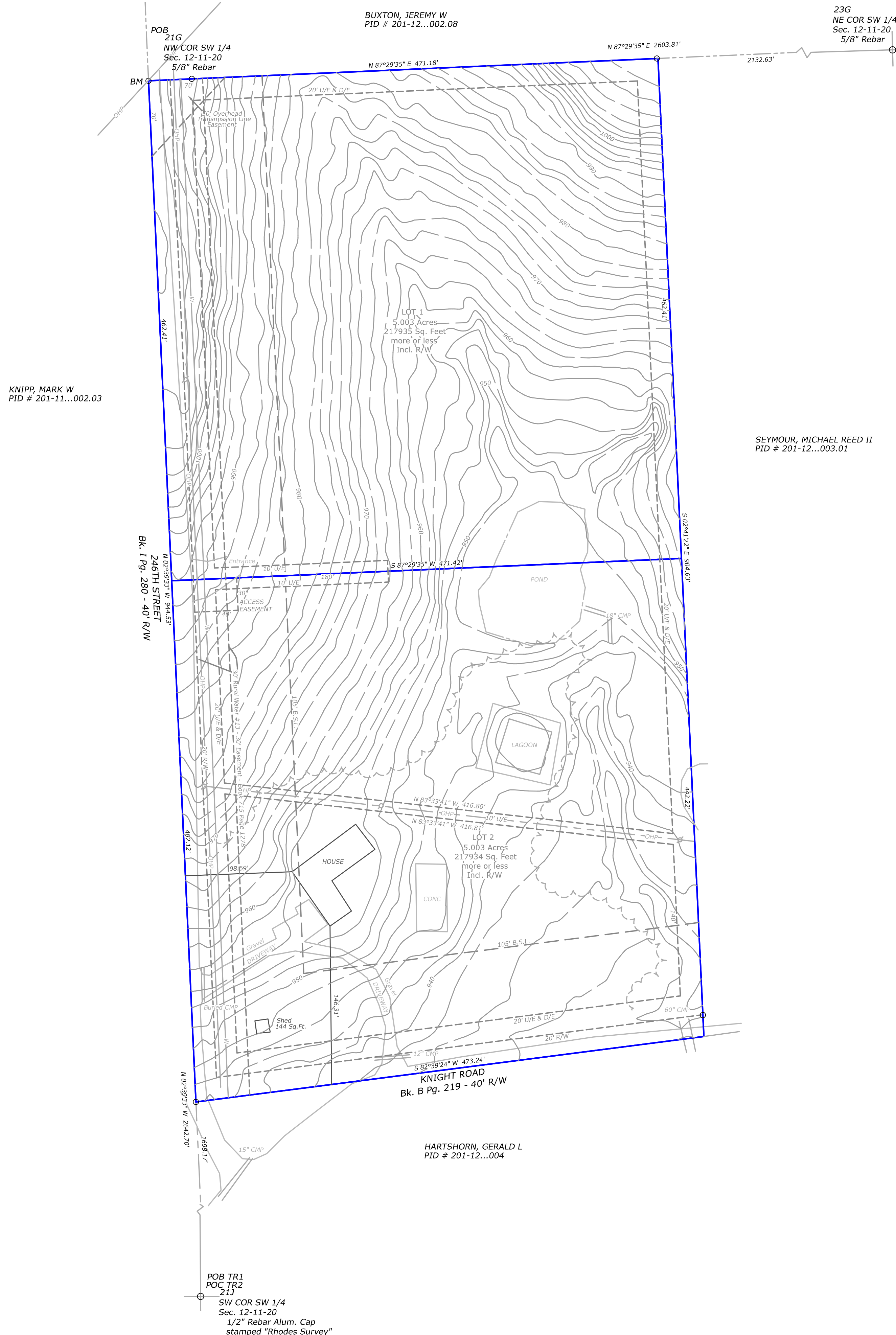
RECORD DESCRIPTION:
A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East of the 6th P.M., being more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter, the North line of said Southwest Quarter having an assumed bearing of North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

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

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) Maintenance of pond to be shared between Lots 1 and 2.
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 8) Access Easement across Lot 2 is for the sole benefit of Lot 1. Lot 1 is responsible for maintenance.
 - 9) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
 - 10) No off-plat restrictions.

ZONING:
RR 5 - Existing and Proposed Rural Residential 5

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

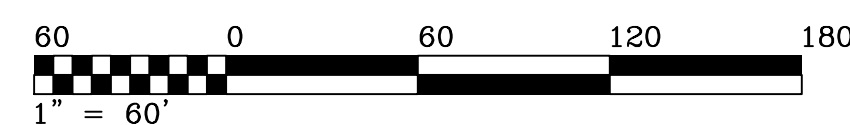


Scale 1" = 60'

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



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



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



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

Joseph A. Herring
PS # 1296

HARRIS CORNER

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

FINAL PLAT

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

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of HARRIS CORNER, have set our hands this _____ day of _____, 2023.

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

Carol Harris

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HARRIS CORNER this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

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

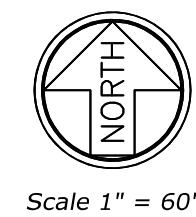
Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

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

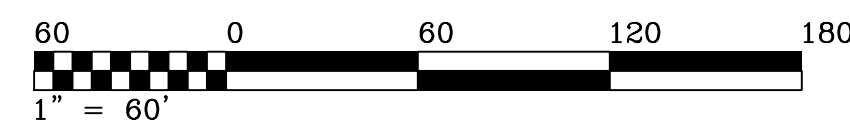
Register of Deeds - TerriLois G. Mashburn

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

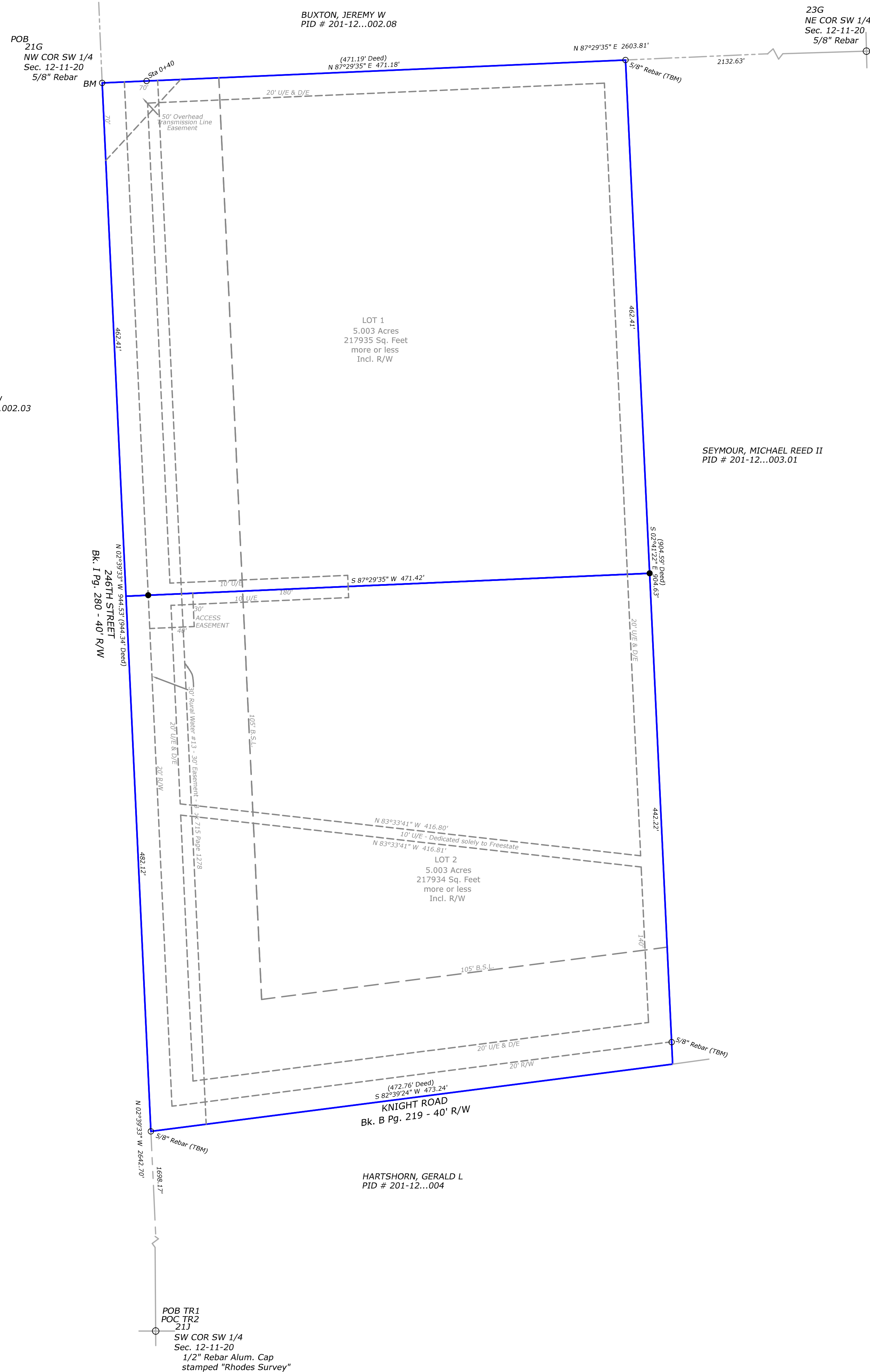
Daniel Baunmchen, PS#1363
County Surveyor



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



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

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

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

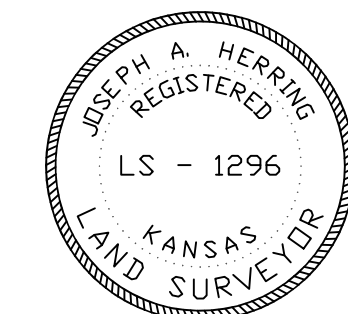
- RESTRICTIONS:**
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 - 6) Monument Origin unknown unless otherwise noted.
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 - 8) Road Record - See Survey
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- Water - Water District 13
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
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TBM - T.B. Melton Survey Book S-14 #72, 1991



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



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

Joseph A. Herring
PS # 1296

Allison, Amy

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

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

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

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

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

Good Afternoon,

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

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

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

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

Disclaimer

Allison, Amy

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

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Accounts Coordinator



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

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

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

Good Afternoon,

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

Amy Allison, AICP

Allison, Amy

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

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

Tonganoxie Township has no concerns with this property split.

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

Good Afternoon,

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

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

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

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

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

--

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

18993 McLouth Rd
Tonganoxie KS 66086

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

Failure to Prepare

Is

Preparing to Fail

MEMO

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

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

I have no further recommendation for this subdivision.

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

Allison, Amy

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

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

Amy,

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

This email does not guarantee water service.

Thank you,

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

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

Amy,

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

Thank you,
Linda L. Lips
linda@jfrwd13.com
Jefferson County R.W.D. #13
1951 Wellman Rd.
Lawrence, KS 66044
785-842-1502
www.jfrwd13.com

HARRIS CORNER

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

FINAL PLAT

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

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of HARRIS CORNER, have set our hands this _____ day of _____, 2023.

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

Carol Harris

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2023, before me, a notary public in and for said County and State came Carol Harris, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HARRIS CORNER this _____ day of _____, 2023.

Secretary: John Jacobson
Chairman: Steven Rosenthal

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

County Engineer - Mitch Pleak

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

Chairman: Vicky Kaaz
County Clerk: Janet Klasinski

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

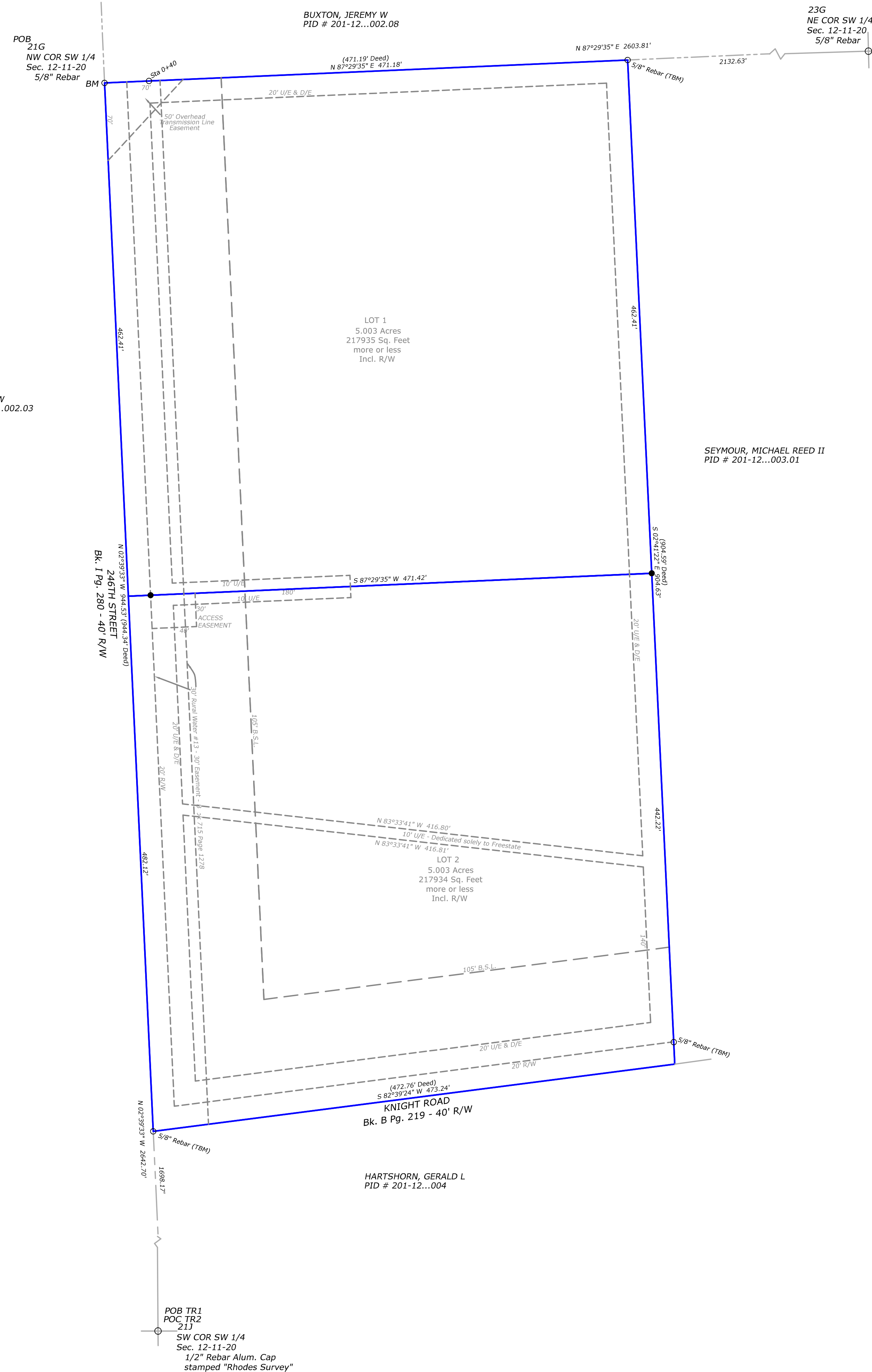
Register of Deeds - TerriLois G. Mashburn

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

Reviewed 2023.06.26 No Comments

Daniel Baumchen, PS#1363
County Surveyor

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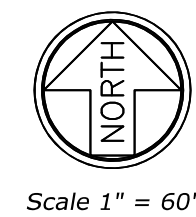


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ZONING:
RR 5 - Existing and Proposed Rural Residential 5

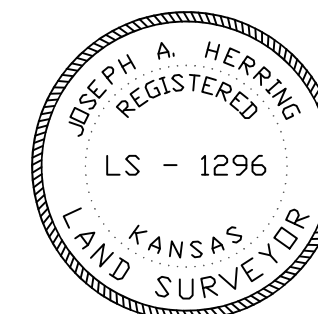
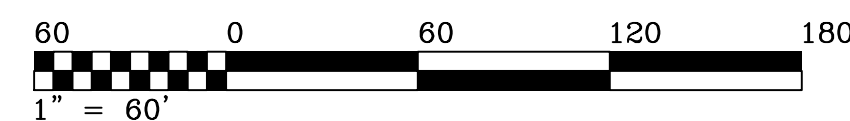
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 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin unknown unless otherwise noted.
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 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
Project Benchmark (BM) - NW COR SW 1/4 - 1009'
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Scale 1" = 60'

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



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

Joseph A. Herring
PS # 1296

06-29-2023
OLSSON REVIEW
No Further
Comments

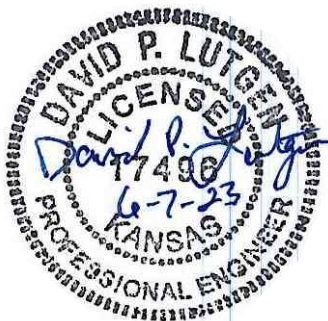
Harris Corner

Leavenworth County Kansas

Drainage Report

May 6, 2023

Revised June 7, 2023



HARRIS CORNER

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

FINAL PLAT

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

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IN TESTIMONY WHEREOF,
We, the undersigned owners of HARRIS CORNER, have set our hands this _____ day of _____, 2023.

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

Carol Harris

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
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Secretary: John Jacobson
Chairman: Steven Rosenthal

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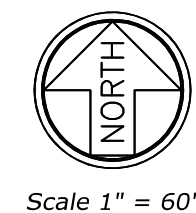
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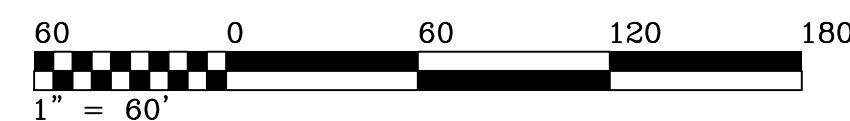
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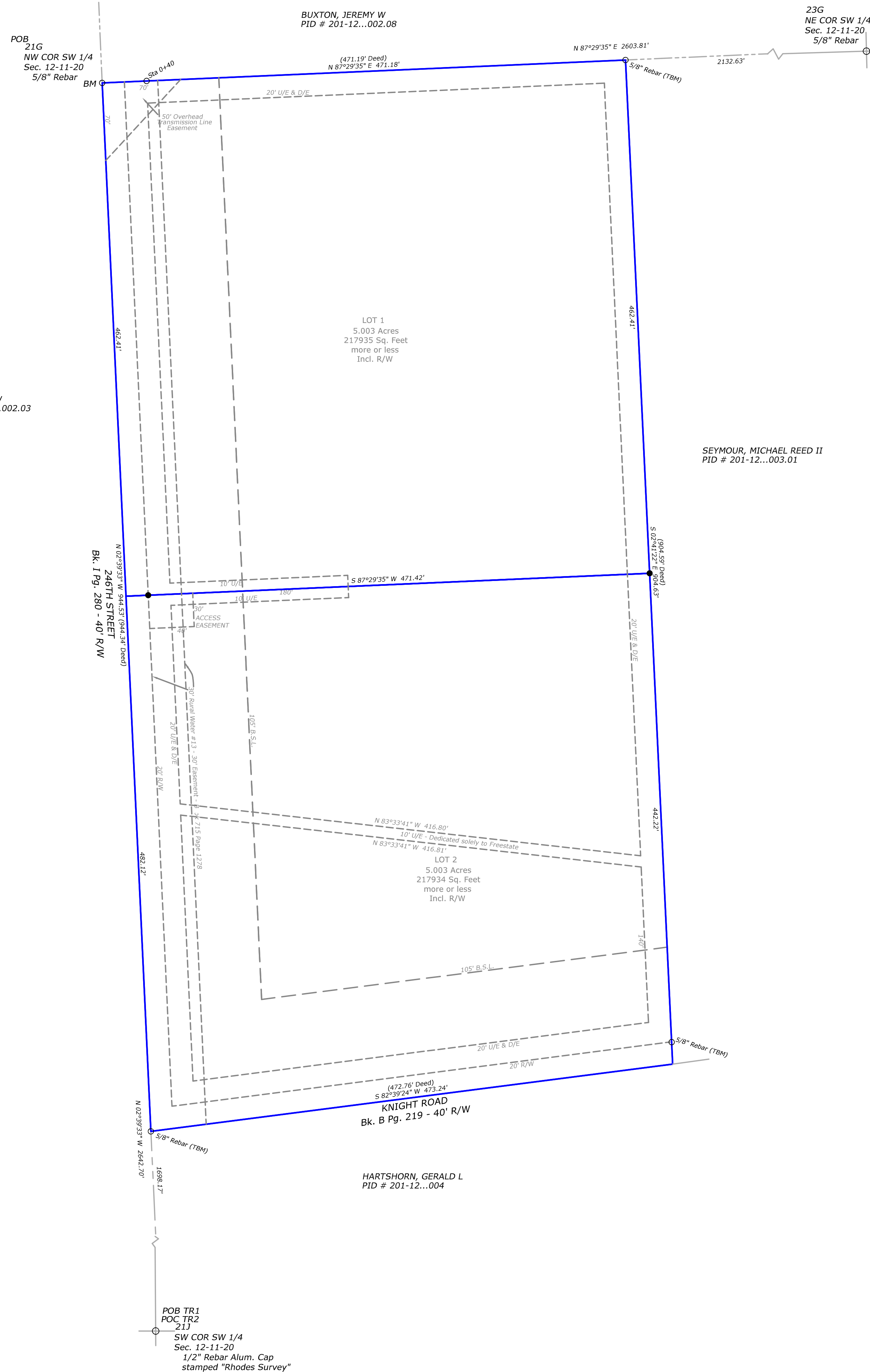
Daniel Baunmchen, PS#1363
County Surveyor



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



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06-29-2023
OLSSON REVIEW
No Further
Comments

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PS # 1296

HARRIS CORNER

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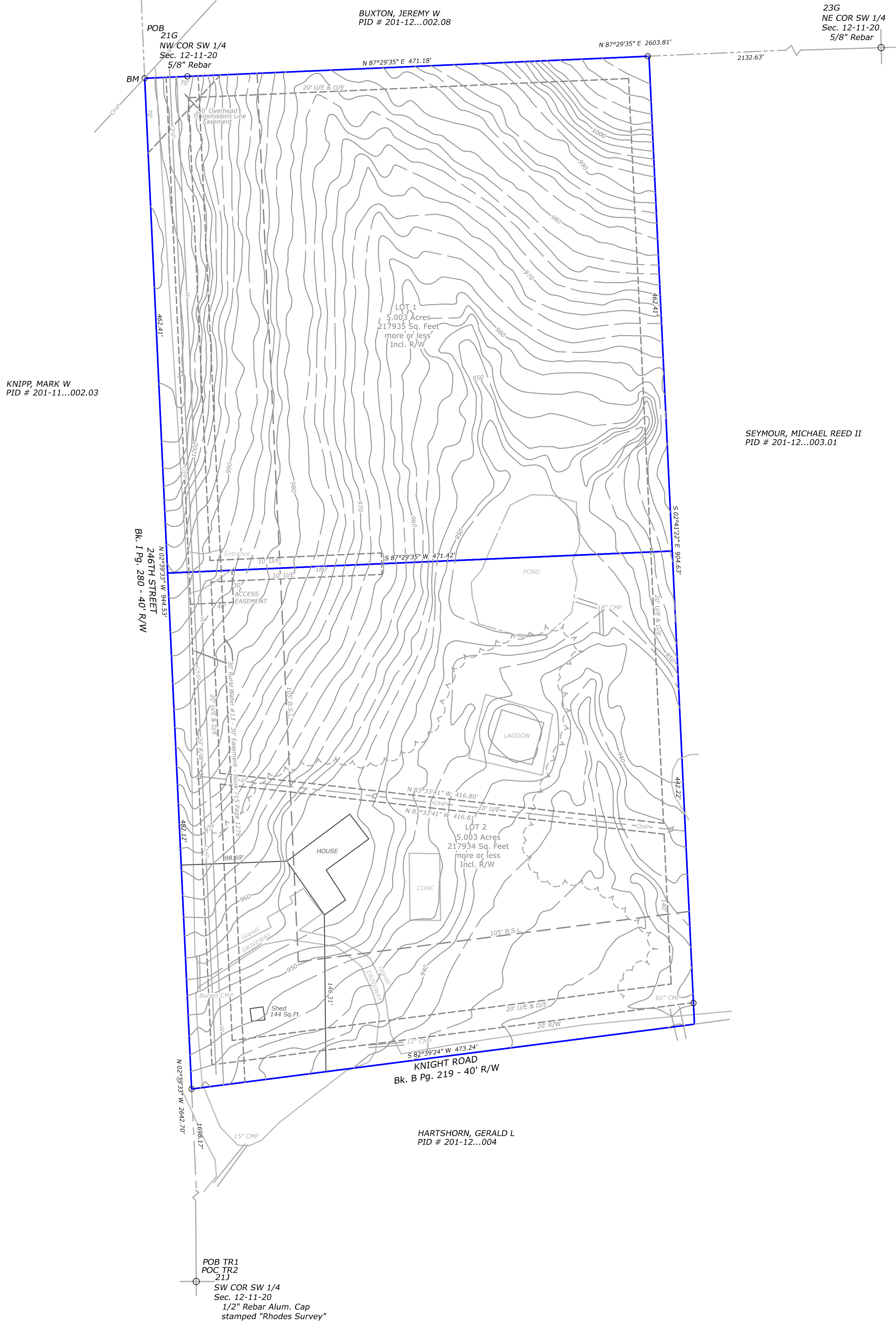
PRELIMINARY PLAT

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 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - Gas Valve
 - ◆ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line

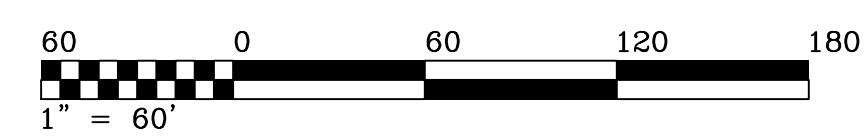
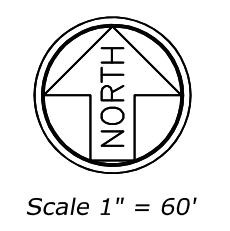
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Job # K-23-1693
May 16, 2023 Rev. 6/22/23

**J. HERRING, INC. (dba)
HERRING SURVEYING
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315 North 5th Street, Leav., KS 66048
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Joseph A. Herring
PS # 1296

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-23-081 & 082 Echo Valley

July 12, 2023

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

STAFF REPRESENTATIVE:
 JUSTIN KEARNEY
 PLANNER INTERN

SUBJECT PROPERTY: 20809 225th Street



APPLICANT/APPLICANT AGENT:
 JOE HERRING
 HERRING SURVEYING

PROPERTY OWNER:
 KAREN & JAMES ARMSTRONG
 315 N. 5TH STREET
 LEAVENWORTH, KS 66048

CONCURRENT APPLICATIONS:
 NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
 RESIDENTIAL ESTATES (5-MIN ACRE)

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-081 & 082, Preliminary & Final Plat for Echo Valley, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-23-081 & 082, Preliminary & Final Plat for Echo Valley, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

5.79 ACRES

PARCEL ID NO: 149-29-0-00-00-009.00 & 149-29-0-00-00-008.00

BUILDINGS:

4 BUILDINGS: 2 HOUSES, MULTIPLE ACCESSORY STRUCTURES

PROJECT SUMMARY:

Request for a Preliminary and Final Plat approval to subdivide property located at 20809 225th Street as Lots 1 through 2 of Echo Valley.

ACCESS/STREET:

MITCHELL ROAD, LOCAL, GRAVEL, +/- 19 FT. WIDE.

225TH STREET, LOCAL, GRAVEL, +/- 20FT. WIDE.

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: TONGANOXIE FD

WATER: R.W.D. #9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

06/30/2023

NEWSPAPER NOTIFICATION:

07/01/2023

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

STANDARDS TO BE CONSIDERED:			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing Applicant is proposing to remove one driveway on Lot 2 to bring the proposed lot into conformance.	X	
41-6.C.	Public Road Access Management Standards	N/A	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards The applicant is requesting an exception on Article 50, Section 40.3.i. lot-depth to lot-width for Lot 1.		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 5-acre parcel into 2 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The proposed Lot 1 will be 2.51 acres in size with 331 ft of road frontage. Lot 1 will access of 225th Street through an existing driveway. Lot 1 will also contain an existing house with no accessory structures. The applicant is requesting an exception to the Lot-depth to lot-width requirement due to the lot being one foot wider than deep. Proposed Lot 2 will be 3.28 acres in size. The lot will maintain one of the existing houses and the accessory structures currently on the property. One barn encroaches within the front yard setback of 225th Street, the structure cannot further encroach on said setback. Lot 2 will access from an existing driveway on Mitchell Road. Another access point from 225th Street is proposed to be removed due to non-compliance with the Access Management regulations. Staff is generally in support.

EXCEPTIONS:

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

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

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

PROPOSED CONDITIONS:

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

5. An exception from Article 50, Section 40.3.i. has been approved for Lot 1.
6. The driveway that accesses 225th Street on Lot 2 shall be removed.
7. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated June 9, 2023
 - b. Email – R.W.D. #13, dated June 14, 2023 & June 15, 2023.
 - c. Email – Timothy Smith, Tonganoxie FD, dated June 05, 2023.

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

**PRELIMINARY &
FINAL PLAT APPLICATION**

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

Office Use Only	
PID: <u>149-29</u> <u>009.00</u>	
Township: <u>Tonganoxie</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-23-</u>	Date Received/Paid: <u>05.30.2023</u>
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>James & Karen Armstrong</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>20809 225th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: Echo Valley

Address of Property: 20809 225th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>5.79 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>RR 2.51</u>
Maximum Lot Size: <u>3.29 AC</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	

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

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

Signature: Joe Herring - digitally signed 5/27/23 Date: 5-27-23

ATTACHMENT A

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

Office Use Only	
PID: <u>149-29</u> <u>009.00</u>	
Township: <u>Tonganoxie</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-23-</u>	Date Received/Paid: <u>05-30-2023</u>
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>James & Karen Armstrong</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>20809 225th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: Echo Valley

Address of Property: 20809 225th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>5.79 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>RR 2.51</u>
Maximum Lot Size: <u>3.29 AC</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 5/27/23</u>		Date: <u>5-27-23</u>

ATTACHMENT A

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Sunday, July 9, 2023 7:35 PM
To: Allison, Amy; PZ
Subject: Re: DEV-23-081/082 Echo Valley Review Comments

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

Exception -
Width to Depth on Lot 1.

1. Development is a 2 Lot Plat which was rezoned to allow for this development. A 330'x330' tract is just under 2.5 acres due to the bearing alignment - reason for 331' width.
2. Yes it is
3. The granting will not be detrimental to the public welfare or injurious to adjacent property.

Thank you - Joe Herring

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, July 7, 2023 5:37 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: RE: DEV-23-081/082 Echo Valley Review Comments

Joe,

We will need a narrative for the exception request for this plat.

Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, June 26, 2023 4:28 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: Re: DEV-23-081/082 Echo Valley Review Comments

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

ECHO VALLEY

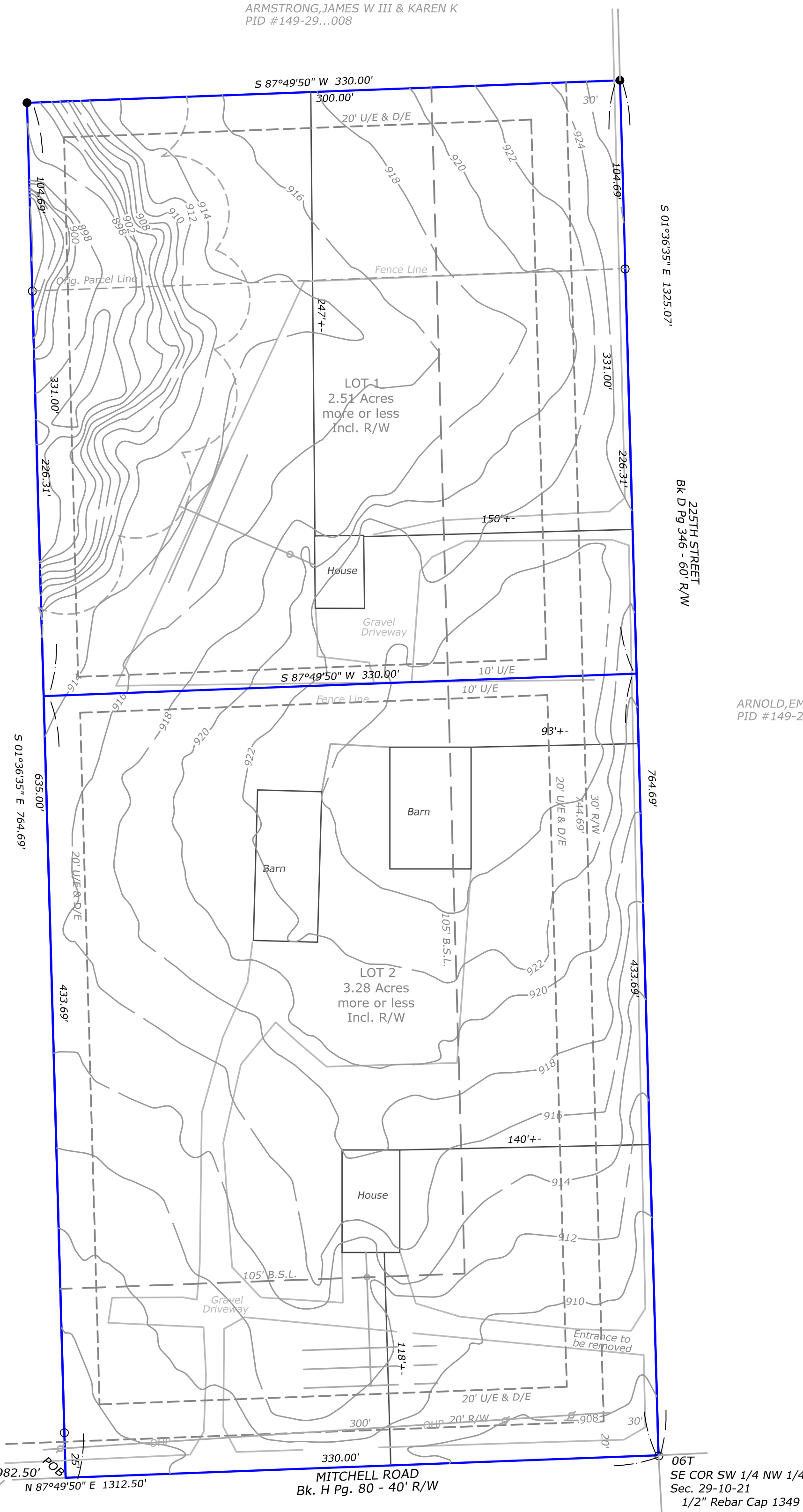
A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
James and Karen Armstrong
20809 225TH ST
Tonganoxie, KS 66086
PID NO. 149-29-0-00-008 & 009

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008



ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

ARNOLD, EMILY J & COOPER L
PID #149-29...003

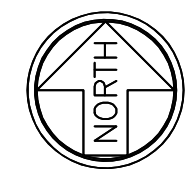
WILLIS, BRANDON S
PID #149-29...010

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

ZONING:
RR 2.5 - Rural Residential 2.5

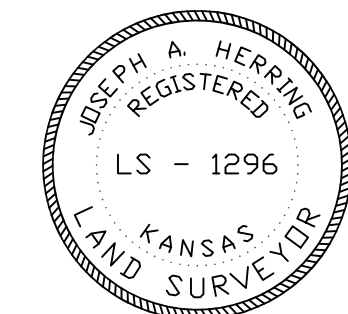
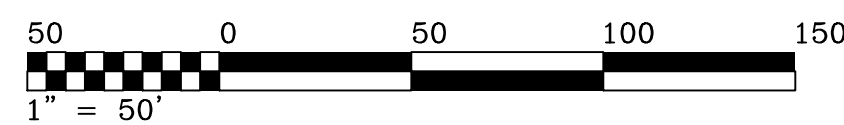
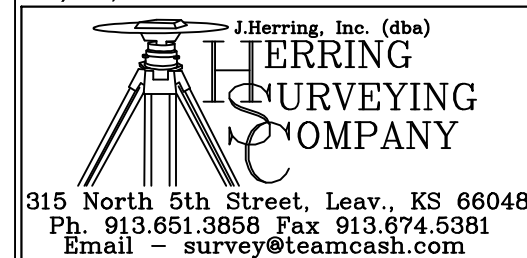
- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2023R03694
 - 13) Utility Companies -
 - Water - RWD 9
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Alliance Nationwide Title Agency Ordered Date 05/16/2023
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Distance to end of structures, if any, are +-1'.
 - 18) Easements as per referenced Title Commitment are shown hereon, if any.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
 - JOLES SUBDIVISION - Book 14 Page 5
 - LTH - L.T.Hahn Survey dated Dec. 1, 2017
 - JAH - J.A.Herring survey Doc #2023S025

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 1
 - 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
 - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 8) The existing driveway on Lot 2 located on 225th Street shall be removed.
 - 9) No off-plat restrictions.



Scale 1" = 50'

Job # K-22-1662
May 27, 2023 Rev. 6-26-23



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

Joseph A. Herring
PS # 1296

ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
James and Karen Armstrong
20809 225TH ST
Tonganoxie, KS 66086
PID NO. 149-29-0-00-008 & 009

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of ECHO VALLEY, have set our hands this _____ day of _____, 2023.

James Armstrong
Karen Armstrong

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

Secretary
John Jacobson
Chairman
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

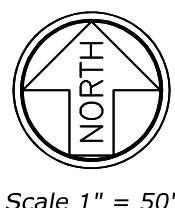
Chairman
Vicky Kaaz
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumbach, PS#1363
County Surveyor



Scale 1" = 50'

Job # K-22-1662
May 27, 2023 Rev 6-26-23
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeanmccash.com

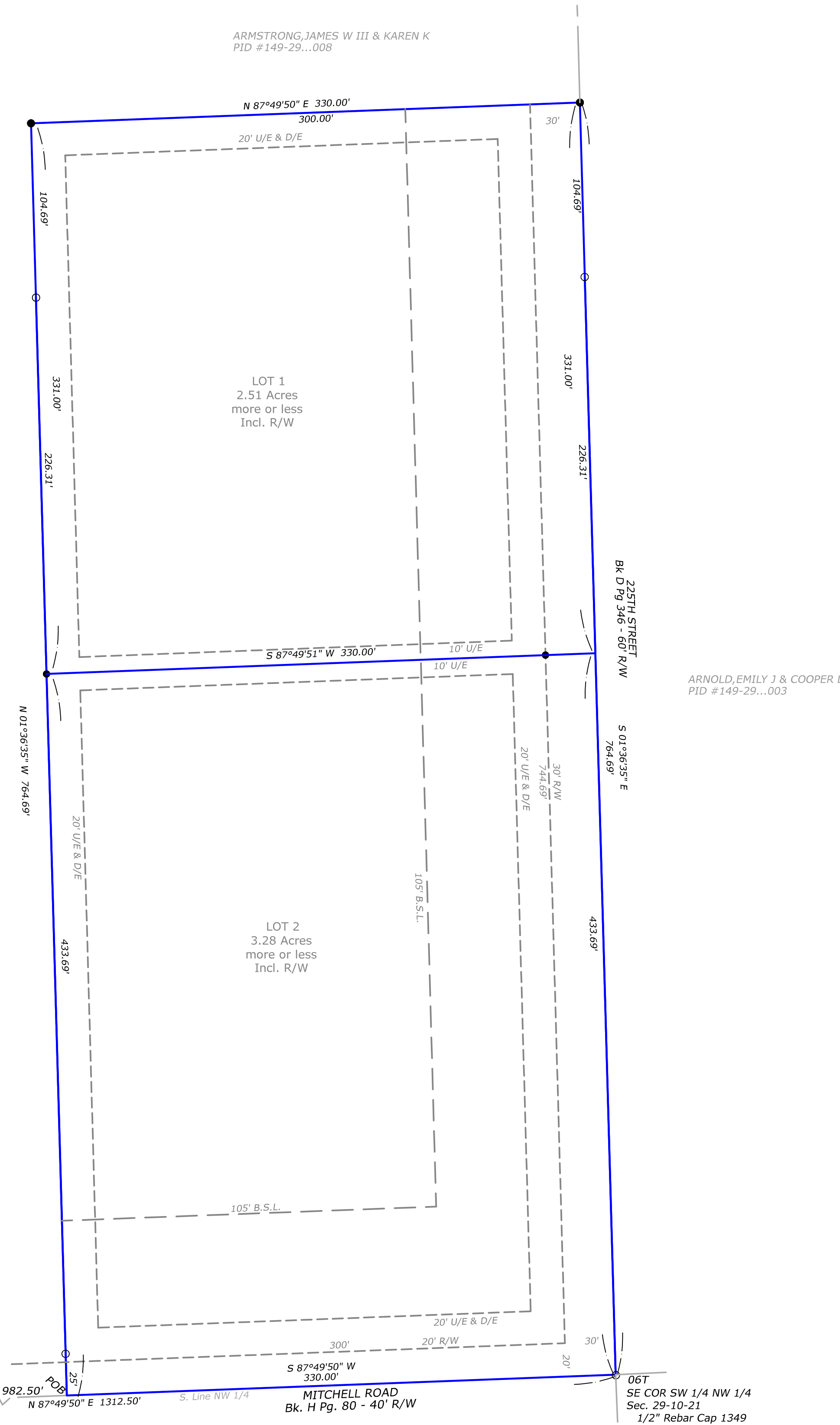
50 0 50 100 150
1" = 50'



ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

POC
OST
SW COR NW 1/4
Sec. 29-10-21
1/2" Rebar

WILLIS, BRANDON S
PID #149-29...010



ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

N 87°49'50" E 330.00'

20' U/E & D/E

104.69'

331.00'

226.31'

226.31'

331.00'

104.69'

N 01°36'35" W 764.69'

20' U/E & D/E

20' U/E & D/E

433.69'

105' B.S.L.

20' U/E & D/E

20' U/E & D/E

300'

20' R/W

30'

S 87°49'50" W 330.00'

N 87°49'50" E 1312.50'

S. Line NW 1/4

MITCHELL ROAD
Bk. H Pg. 80 - 40' R/W

06T
SE COR SW 1/4 NW 1/4
Sec. 29-10-21
1/2" Rebar Cap 1349

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

ARNOLD, EMILY J & COOPER L
PID #149-29...003

225TH STREET
Bk. D Pg. 346 - 60' R/W

S 01°36'35" E
764.69'

30' R/W

764.69'

20' U/E & D/E

20' U/E & D/E

30' R/W

764.69'

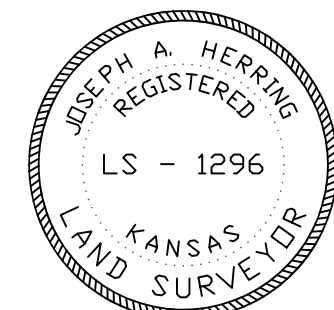
20' U/E & D/E

LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found Cap 1349, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client
A - Arc Distance
R - Arc Radius
B - Chord Bearing
C - Chord Distance
///// - No Vehicle Entrance Access
POB - Point of Beginning
POC - Point of Commencing

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
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12) Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance Nationwide Title Agency Order Date 5/16/2023
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are + - 1'.
17) Easements as per referenced Title Commitment are shown hereon, if any.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
- JOLES SUBDIVISION - Book 14 Page 5
- LTH - L.T.Hahn Survey dated Dec. 1, 2017
- JAH - J.A.Herring survey Doc #2023S025

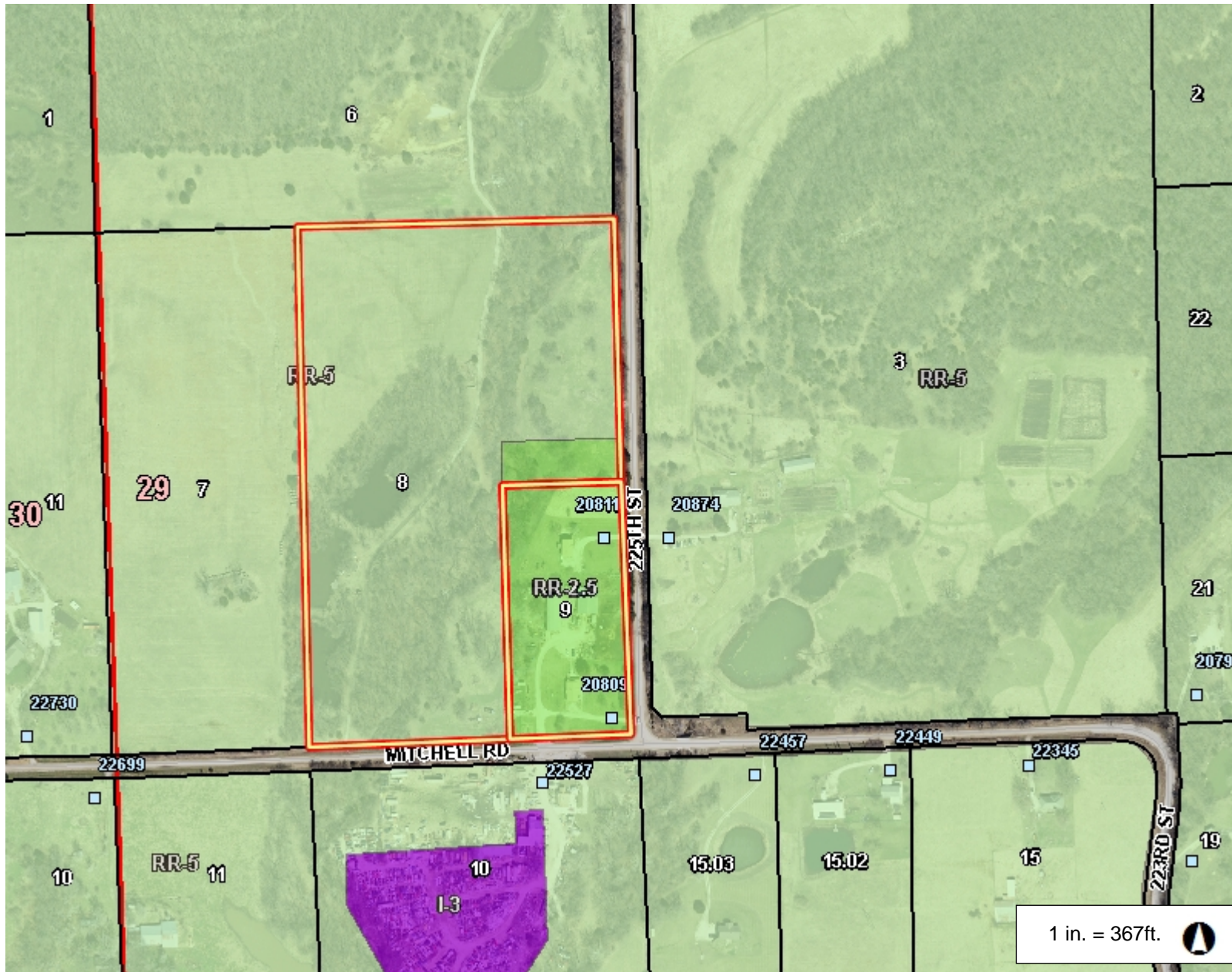
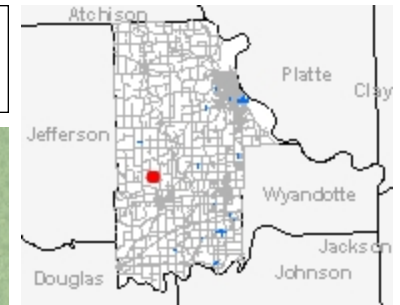
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) An exception to Article 50, Section 40.3.1, Lot-Depth to Lot-Width has been granted for Lots 6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) The existing driveway on Lot 2 located on 225th Street shall be removed.
9) No off-plat restrictions.



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

Joseph A. Herring
PS # 1296

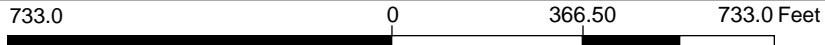
DEV-23-081/082 Echo Valley



Legend

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

1 in. = 367ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Monday, June 5, 2023 7:59 AM
To: Allison, Amy
Subject: Re: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

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

The Tonganoxie Township Fire Department has reviewed this plat request and has no issues with it.

On Fri, Jun 2, 2023 at 1:59 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

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

--

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

18993 McLouth Rd
Tonganoxie KS 66086

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

Failure to Prepare

Is

Preparing to Fail

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, June 6, 2023 8:53 AM
To: Allison, Amy
Subject: RE: RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

We have not received any complaints on this property. The septic systems appear to remain on the same property as the home they service after the division.

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

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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, June 2, 2023 2:00 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

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

Disclaimer

Allison, Amy

From: Amanda Tarwater <amanda.tarwater@freestate.coop>
Sent: Tuesday, June 6, 2023 9:19 AM
To: Allison, Amy
Subject: RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Accounts Coordinator



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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, June 2, 2023 2:00 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'chief1860@ttrfd.com' <chief1860@ttrfd.com>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'Lvrwd9@gmail.com' <Lvrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

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

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 20809 225th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, June 14, 2023.

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

Thank you,

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Echo Valley
Date: June 9, 2023

Amy, I have reviewed the preliminary plat of the Echo Valley Subdivision presented by James and Karen Armstrong. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed a fire hydrant placed along the right-a-way at the corner of 225th and Mitchell Road on the property line, this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Thursday, June 15, 2023 8:59 AM
To: Allison, Amy
Subject: Re: DEV-23-082/083 Preliminary and Final Plat – Echo Valley

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

- A. There are already two separate benefit units there, one on the property at 20809 225th st. and one at 20811 225th st.
- B. The line is 2" and there are no fire hydrants adjacent to either property.
- C. Not at this time the line is only 2" and there are only 3 more customers to the north past the properties where it dead ends.
- D. No plans at this time.

On Thu, Jun 15, 2023 at 8:52 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

Thank you for sending a response. Would it be possible to get the answers to the four attached questions for this property?

Thanks!

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

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ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
James and Karen Armstrong
20809 225TH ST
Tonganoxie, KS 66086
PID NO. 149-29-0-00-008 & 009

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of ECHO VALLEY, have set our hands this _____ day of _____, 2023.

James Armstrong
Karen Armstrong

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

Secretary
John Jacobson
Chairman
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

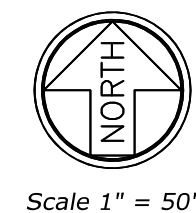
Chairman
Vicky Kaaz
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

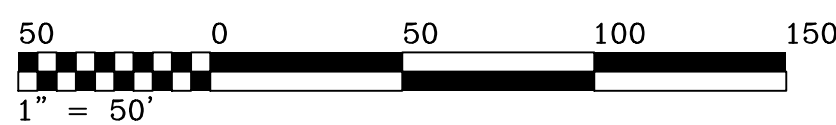
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbach, PS#1363
County Surveyor

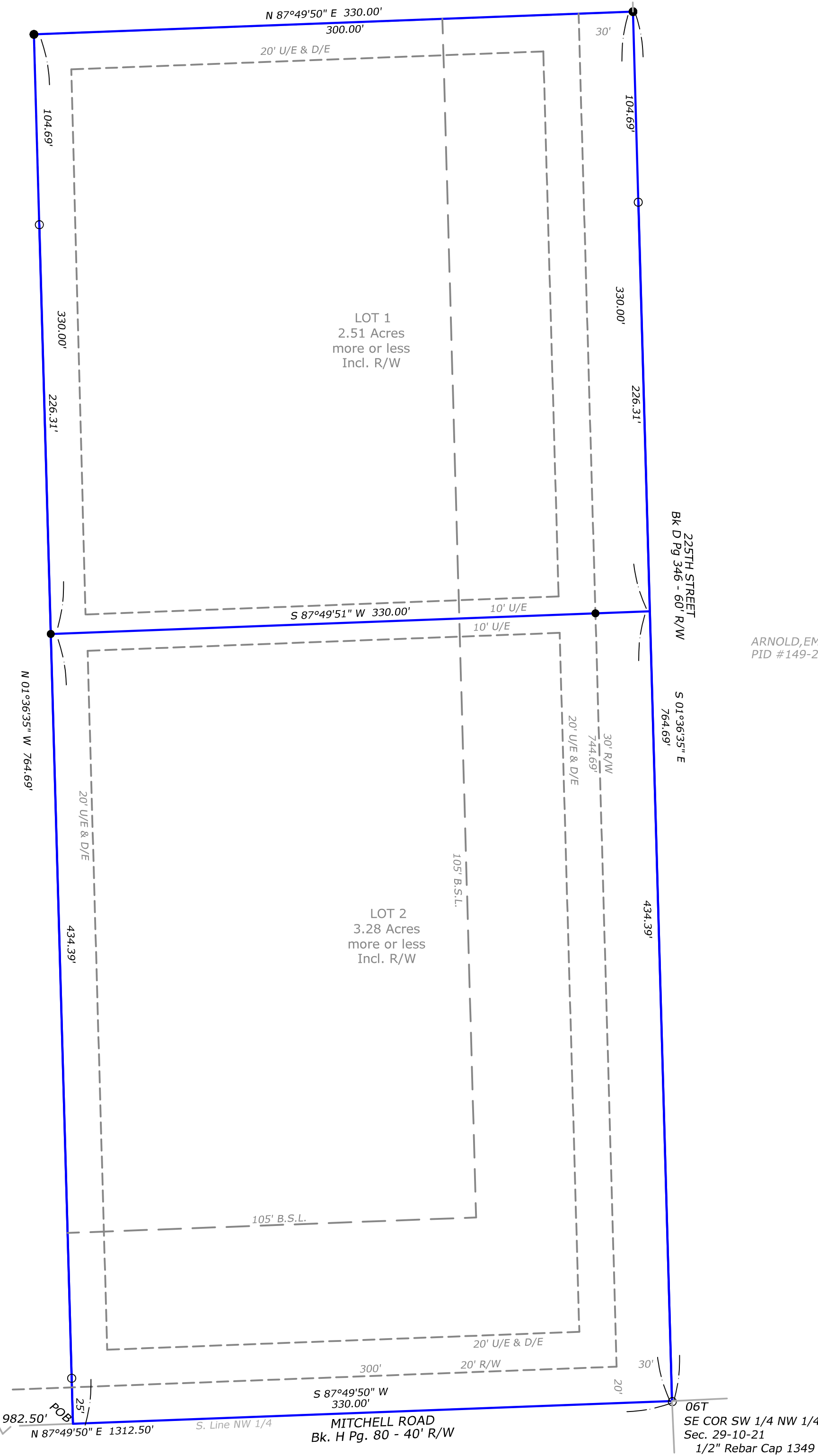


Scale 1" = 50'

Job # K-22-1662
May 27, 2023 Rev 6-21-23
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeancash.com



ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008



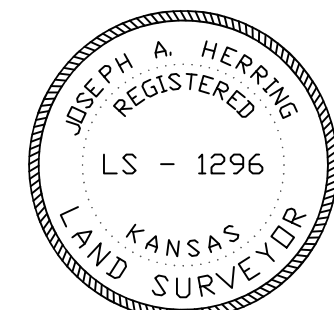
**06-26-2023
OLSSON REVIEW
No Further
Comment**

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found Cap 1349, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - POB - Point of Beginning
 - POC - Point of Commencing

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Doc # 2023R03694
 - 12) Utility Companies -
 - Water - RWD 9
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Alliance Nationwide Title Agency Order Date 5/16/2023
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are + - 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - JOLES SUBDIVISION - Book 14 Page 5
 - LTH - L.T.Hahn Survey dated Dec. 1, 2017
 - JAH - J.A.Herring survey Doc #2023S025

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



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

Joseph A. Herring
PS # 1296

ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
James and Karen Armstrong
20809 225TH ST
Tonganoxie, KS 66086
PID NO. 149-29-0-00-008 & 009

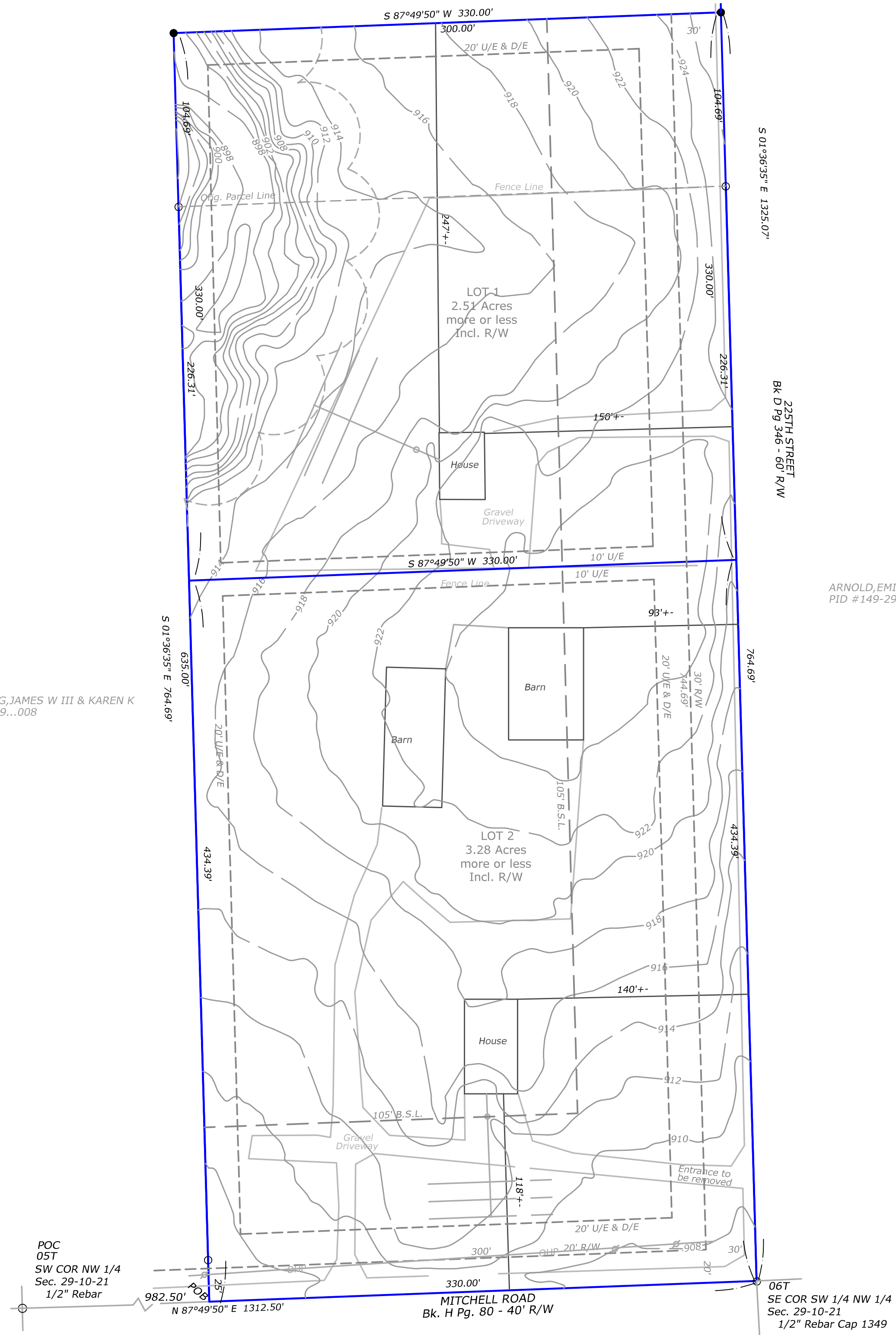
RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

WILLIS, BRANDON S
PID #149-29...010

ARNOLD, EMILY J & COOPER L
PID #149-29...003



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

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

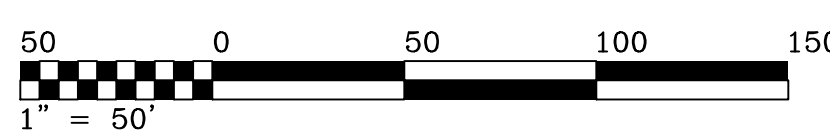
ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Cor NW Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
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 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Alliance Nationwide Title Agency Ordered Date 05/16/2023
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 - JOLES SUBDIVISION - Book 14 Page 5
 - LTH - L.T.Hahn Survey dated Dec. 1, 2017
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 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lots 1
 - 6) No off-plat restrictions.



Scale 1" = 50'



Job # K-22-1662
May 27, 2023 Rev. 6-22-23
J. Herring, Inc. (dba)
HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringinc.com



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

Joseph A. Herring
PS # 1296

ECHO VALLEY

A Minor Subdivision in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
James and Karen Armstrong
20809 225TH ST
Tonganoxie, KS 66086
PID NO. 149-29-0-00-008 & 009

RECORD DESCRIPTION:
A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 15, 2023, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 87 degrees 49'50" East for a distance of 982.50 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 36'35" West for a distance of 764.69 feet; thence North 87 degrees 49'50" East for a distance of 330.00 feet; thence South 01 degrees 36'35" East for a distance of 764.69 feet to the South line of said Northwest Quarter; thence South 87 degrees 49'50" West for a distance of 330.00 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.79 acres, more or less, including road right of way. Error of Closure - 1 : 999999

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of ECHO VALLEY, have set our hands this _____ day of _____, 2023.

James Armstrong
Karen Armstrong

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

Secretary
John Jacobson
Chairman
Steven Rosenthal

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ECHO VALLEY this _____ day of _____, 2023.

Chairman
Vicky Kaaz
County Clerk
Attest: Janet Klasinski

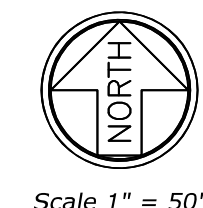
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2023 at _____ o'clock ___M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

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

Reviewed 2023.06.26 No Comments

Daniel Baumchen, PS#1363
County Surveyor

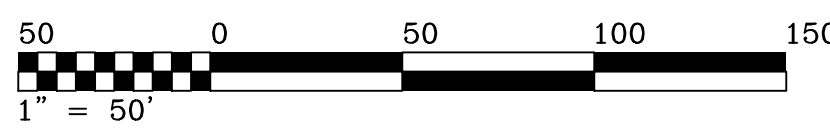


Scale 1" = 50'

Job # K-22-1662
May 27, 2023 Rev 6-26-23



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



VICINITY MAP
NOT TO SCALE

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

POC
OST
SW COR NW 1/4
Sec. 29-10-21
1/2" Rebar
982.50'
N 87°49'50" E 1312.50'
S. Line NW 1/4

ARMSTRONG, JAMES W III & KAREN K
PID #149-29...008

N 87°49'50" E 330.00'
300.00'

20' U/E & D/E

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

S 87°49'51" W 330.00'

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

WILLIS, BRANDON S
PID #149-29...010

MITCHELL ROAD
Bk. H Pg. 80 - 40' R/W

ARNOLD, EMILY J & COOPER L
PID #149-29...003

225TH STREET
Bk. D Pg. 346 - 60' R/W

S 01°36'35" E
764.69'

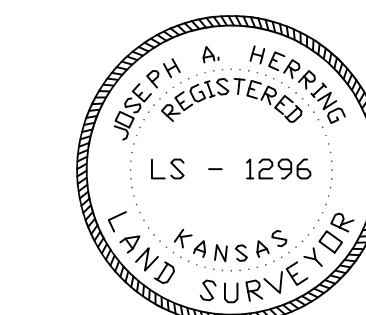
06T
SE COR SW 1/4 NW 1/4
Sec. 29-10-21
1/2" Rebar Cap 1349

LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found Cap 1349, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client
A - Arc Distance
R - Arc Radius
B - Chord Bearing
C - Chord Distance
///// - No Vehicle Entrance Access
POB - Point of Beginning
POC - Point of Commencing

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
10) Project Benchmark (BM) - S 1/4 Cor NW 1/4 Section 15 - Elev - 908'
11) Easements, if any, are created hereon or listed in referenced title commitment.
12) Reference Recorded Deed Doc # 2023R03694
12) Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Alliance Nationwide Title Agency Order Date 5/16/2023
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are + - 1'.
17) Easements as per referenced Title Commitment are shown hereon, if any.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
- JOLES SUBDIVISION - Book 14 Page 5
- LTH - L.T.Hahn Survey dated Dec. 1, 2017
- JAH - J.A.Herring survey Doc #2023S025

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) An exception to Article 50, Section 40.3.1, Lot-Depth to Lot-Width has been granted for Lots 1
6) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) The existing driveway on Lot 2 located on 225th Street shall be removed.
9) No off-plat restrictions.



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

Joseph A. Herring
PS # 1296

Case No. DEV-23-008
Proposed Amendment to the 2006 Leavenworth County Zoning and
Subdivision Regulations
*****Public Hearing Required*****

Staff Report – Planning Commission

July 12, 2023

GENERAL INFORMATION:

Applicant: Leavenworth County Planning and Zoning Department

Planner: Amy Allison

REQUEST:

This is a request to consider a proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations. Proposed amendment is for the following Articles:

Article 3 – Definitions

Article 35 – Preliminary Plat Procedure and Content

Article 40 – Final Plat Procedure, Content and Action By The Planning Commission

Article 43 – Cross Access Easements

Article 50 – Minimum Subdivision Design Standards and General Requirements

Article 56 – Exceptions

Article 60 – Miscellaneous Provisions

Article 70 – Supplementary Documents to Accompany the Final Plat

Article 80 – Submission of Recorded Plats

Article 85 – Lot And Tract Splits

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-23-008, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-23-008, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations, to the Board of County Commission, with Findings of Fact; or
2. Recommend denial of Case No. DEV-23-008, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations, to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Proposed Language Amendment
May 16 BOCC Work Session Presentation

ARTICLE 3 – DEFINITIONS

~~Boundary Line Adjustment: The adjustment of one (1) or more common boundaries between existing un-platted tracts or parcels, which will not create additional tracts or parcels. A Boundary Line Adjustment shall only be granted for tracts or parcels which will meet the requirements of the Zoning and Subdivision Regulations, Sanitary Code, and other applicable regulations, and will not create a non-compliant (substandard) tract or parcel. The following exceptions shall be allowed: (BOCC Resolution 2017-13; March 23, 2017)~~

- ~~1. Parcels containing structures closer than 105' from the centerline of the road that were built prior to September 27, 1971 shall be eligible for a Boundary Line Adjustment provided the following criteria are met:
 - ~~a. The structure shall be a minimum of 10' from the proposed, future, right of way dedication as determined by the County Engineer.~~
 - ~~b. In the event the structure is destroyed more than 50%, reconstruction shall be subject to current Zoning & Subdivision Regulations, Sanitary Code and any other applicable regulations.~~~~
- ~~2. Parcels containing accessory structures closer than 15' from the side and/or rear property line that were build prior to September 27, 1971 shall be eligible for a Boundary Line Adjustment provided the structure will meet the most current applicable Zoning and Subdivision Regulations, Sanitary Code and other applicable regulations upon adjustment of the boundary line.~~

~~Natural Feature: Characteristics of the subject property that can create physical barriers which may include features such as ponds, lakes, rivers, creeks, terraces, septic systems/lagoons, floodplain, significant changes in elevations or other natural systems.~~

~~Side Line: Any lot line that is not considered a front or rear lot line. Any lot line that intersects the front lot line. A side lot line shall include any linked line segments or arcs that have a bearing that is within 45 degrees of a line drawn perpendicular to the that intersect with either the front or rear lot line.~~

~~Rear Line: Any lot line that is not a front lot line or a side lot line. A lot line that is opposite and most distant from the front lot line, and in the case of an irregular or triangular-shaped lot, a line 10 feet in length within the lot parallel to and at the maximum distance from the front lot line.~~

ARTICLE 35 – PRELIMINARY PLAT PROCEDURE AND CONTENT

Section 5. GENERAL

The pre-application and the preliminary procedures are intermediary steps prior to the actual filing of a subdivision for processing as a “final plat” as outlined in Article 40. These two steps do not constitute “submission” as set forth in K.S.A. 12-752.

While the subdivision of land may be denied subject to the Planning Commission’s finding that such subdivision concept does not meet any one requirement set forth in these regulations, the principal reasons for denial are most likely to be:

1. Does not meet Zoning Regulations or not properly zoned.
2. Inadequate service of water or sewerage.
3. Lack of appropriate restraint of storm water runoff or protection from flooding.
4. Streets too steep, lacking continuity or hazardous to public safety.
5. Soils inadequate or lots too steep for development.
6. Destruction of unique natural features.
7. Inadequate right-of-way continuity, grades, site distance, or poor relationship to the Comprehensive Guide Plan pertinent to collector streets, thoroughfares, (arterials) or any street necessary to avoid landlocking abutting property.
8. Not meeting any of the plat subdivision design or improvement requirements for the particular class of subdivision.
9. The applicant refuses to allow the County Planner, Engineer or other officials involved in the review of the plat access to the property for which he/she is requesting approval of such Preliminary Plat.

Section 10. CLASSIFICATION OF SUBDIVISION

1. General: The Comprehensive ~~Guide~~ Plan for Leavenworth County establishes ~~two~~^{three} distinct areas or growth management zones as a tool to better manage such growth and development that is impacting those areas. Any proposed subdivision falling within such areas or zones must meet the requirements as set forth in these regulations.

The boundaries of such areas or growth management zones have been established through the adoption procedures as set forth in the Kansas Statutes, K.S.A. 12-741 et. Seq., for the development and adoption of the Comprehensive Plan. Any change in the boundary of these areas or zones must follow that procedure.

Subdivisions are classified as A, ~~B~~, or C and are further defined on the basis of where they are permitted within the growth management zones as follows:

1. Class "A": Any subdivision in which one or more lots lies within the Initial Urban Growth Area of Leavenworth County.
3. Class "C": Any subdivision in which all of the lots lie within the Rural Growth Area of Leavenworth County.
(BOCC Resolution 2020-012; April 1, 2020)

Section 20. PRE-APPLICATION

Prior to the filing of the preliminary plat, the subdivider shall contact the Planning Department to determine:

1. Subdivision requirements and class designation of the proposed subdivision.

2. Procedure for plat filing.
- ~~3. Availability of an approved public sewer system and public water system.~~
4. Comprehensive Plan requirements for major streets, land use, parks, easements, schools and public open spaces.
5. Zoning requirements for the property being subdivided and adjacent properties.
6. Potential problems resulting from the conceptual design of the subdivision as determined from the pre-application sketch.
7. A pre-application conference with the County Engineer and County Planning Department is required prior to the filing of the preliminary plat. The subdivider, design engineer, and surveyor shall attend this conference.

Section 30. PRELIMINARY PLAT PROCEDURE

In obtaining final approval of a proposed subdivision by the Planning Commission and County Board, the subdivider shall first submit a preliminary plat in accordance with these procedures.

1. The subdivider shall prepare and submit to the Planning Department ~~two (2) copies, one (1) physical and one (1) digital, of a preliminary plat, to be used for review purposes, at least forty-five (45) days before the Planning Commission meets. After review by Staff, please submit fifteen copies for submittal to the Planning Commission.~~ (BOCC Resolution 2020-012; April 1, 2020)
2. Said plat shall be accompanied by a fee as established by Board Order 1985-8 dated May 13, 1985 (or as amended).
3. ~~The Planning Director shall cause said preliminary plat to be advertised as an agenda item in the official county newspaper.~~
4. The Planning Director shall forthwith refer ~~two (2) the digital copy copies~~ to the County Engineer.
5. Where the preliminary plat is within 660 feet of any incorporated city, the Planning Director shall, at least ten (10) days prior to the Planning Commission meeting, forward a copy of such preliminary plat to the city staff for review and comment.
6. a. The County Engineer shall carefully examine said plat as to its compliance with the regulations of the County and specifically in regards to design and planning issues such as street grades, sight distance, storm drainage, easement locations, etc.

b. ~~The County Surveyor shall carefully examine the exterior boundaries of the preliminary plat for compliance with county and state regulations and Kansas Minimum Standards for Boundary Surveys including the signature, seal, and date of the land surveyor preparing the boundary.~~

- ~~be.~~ Each department head shall, submit his/her findings to the Planning Department on a timely basis.
7. A hearing on the proposed plat will be held before the Planning Commission at its next regularly scheduled meeting.
8. Following receipt of required or requested reports, the Planning Commission will review the preliminary plat (see Section 50 of this Article).
9. ~~One (1) copy of the approved preliminary plat shall be returned to the subdivider along with the approved, approved notification~~ a notification shall be sent to the subdivider, thus allowing him/her to proceed with the preparation of the final plat and detailed construction drawings and specifications for the improvements required under these regulations.
10. The approval of the preliminary plat does not constitute final approval or acceptance of the subdivision by the Board of County Commissioners or authorization to proceed on construction of the improvements within the subdivision, but shall constitute approval of layout and general engineering proposals and plans only.
11. The approval of the preliminary plat shall only be effective for one (1) year, unless an extension is granted by the Planning Commission. If the final plat has not been filed for review and approval within this period, a preliminary plat must again be submitted to the Planning Commission for approval.

Section 40. PRELIMINARY PLAT CONTENT (all subdivision classes)

The preliminary plat shall be made to a scale of one-inch equals one hundred feet (1" = 100') or larger, or if the subdivision contains more than one hundred and sixty (160) acres, the plat may be drawn to a scale of one-inch equals two hundred feet (1" = 200'). Unique conditions may allow for lesser scales approved by the Director of Planning. The preliminary plat shall show:

1. Clearly marked "Preliminary Plat".
2. The proposed name of subdivision and, if different, the title under which the subdivision is to be recorded.
3. The name and address of the owner and the name, address and profession of the person preparing the plat. All parts of the plat must be certified according to State Statutes and Administrative Regulations.
4. The date, scale, north point, and a key map showing the general location of the proposed subdivision in relation to surrounding development.
5. The legal description of the area being platted.
6. The boundary line (based on a survey accurately drawn to scale verifying corner pins in place), the dimensions and the location of the property to be platted, the location of section or quarter section lines, the projected control bench mark (identified as to

location, elevation, and published datum). The exterior boundary must comply with Kansas Minimum Standards for Boundary Surveys.

(BOCC Resolution 2020-012; April 1, 2020)

7. Contours with intervals of not more than five (5) feet.
8. The names and location of adjacent subdivisions and the names of record owners and the location of adjoining parcels of unplatted land.
9. The location of property lines, streets and alleys, bridges and culverts, easements, public property, buildings, utilities (pipe sizes, manholes, grades, etc.), watercourses, tree masses, ground covers, lakes and other existing features within or adjacent to the proposed subdivision potentially affecting the plan.
10. The zoning classification and existing use and the proposed use of the area being platted.
11. The layout, numbers and approximate dimensions of proposed lots.
12. The location and dimensions of all existing and proposed building lines and easements.
13. The location, width, and dimensions of all streets, alleys, pedestrian ways and grounds proposed to be dedicated for parks, schools, or any public or semi-public use.
14. Proposed names for all streets in the area being platted.
15. Written and signed agreements explaining how and when the subdivider proposes to provide and install all required sewers or other disposal of sanitary wastes, pavement and drainage structures.
16. Written and signed statement from the Environmental Officer of the County Health Department, or designee, stating their approval of the type of sewage system to be used or their recommendations.
17. Applicant shall provide wWritten and signed statements from the appropriate officials of subject utilities and public services, as follows:
 - a. the availability of gas,
 - b. electricity and
 - c. water to the proposed subdivision.
 - d. Fire Response
 - ~~17.e.~~ State and Local Transportation Review
18. Any restrictions proposed to be included in the owner's declaration of plat, including but not restricted to those listed in the appendix.
19. General layout of adjacent property, to show how streets and other public facilities in the proposed subdivision relate to adjacent subdivided and unsubdivided property.

20. Preliminary road plans and stormwater drainage calculations shall be prepared in accordance with Leavenworth County's Road Construction and Storm Water Drainage ~~Standards Checklist, 1994 Edition~~, or latest edition approved by the Board of County Commissioners.

Section 50. APPROVAL OR DISAPPROVAL OF THE PRELIMINARY PLAT (all subdivision classes)

1. Within sixty (60) days after the first consideration of a preliminary plat, the Planning Commission shall approve, disapprove or, with the approval of the applicant, table the preliminary plat. Action by the Planning Commission shall be conveyed to the subdivider in writing within ten (10) days after the Planning Commission hearing at which the plat was considered. In case the plat is disapproved, the subdivider shall be notified of the reason for such action and what requirements shall be necessary to meet approval of the Planning Commission. The approval of the preliminary plat does not constitute an acceptance of the subdivision, but is deemed to be an authorization to proceed with the preparation of the final plat.
2. If the Planning Commission disapproves or withholds approval of a preliminary plat, the applicant may request that said plat be submitted to the Governing Body, and the Planning Commission shall send the proposed preliminary plat, together with their report, stating the reason or reasons for the action taken. The Governing Body may make such findings and determinations as are deemed proper.
3. The approval of the preliminary plat shall only be effective for a period of one (1) year, unless an extension is granted by the Planning Commission. If the final plat has not been submitted for approval, within this specified period, the preliminary plat must be resubmitted to the Planning Commission for approval.

Section 60. CONTINUANCE

Applicants may request the continuance of Planning Commission consideration of an application to a specific date. A maximum of three continuances are allowed. After that time, the Planning Commission shall remove the case from the agenda. Once removed the applicant may re-file a new application at any time.

ARTICLE 40 – FINAL PLAT PROCEDURE, CONTENT AND ACTION BY THE PLANNING COMMISSION

Section 10. FINAL PLAT PROCEDURE

1. For final approval, the subdivider shall file with the Planning Department not less than thirty (30) days before the Planning Commissions regularly scheduled meeting:
 - a. Two (2) copies, one (1) physical copy and one (1) digital copy, of the final plat. (BOCC Resolution 2020-012; April 1, 2020)

~~b.b.~~ A letter from the County Engineer stating the engineering specifics and final improvement plans for the final plat meet the county regulations and are substantially in accord with the preliminary plat as previously approved by the Planning Commission. Letter should also state that a copy of the certified, approved plans, profiles, cross-sections (if required) and specifications for the project are on file with the County Engineer.

~~b. e.~~—A performance guaranty or bond, if required (see definition) in an amount and with sureties approved by the County Engineer.

~~c.~~ The County Surveyor shall carefully examine the exterior boundaries of the preliminary final plat for compliance with county and state regulations and Kansas Minimum Standards for Boundary Surveys including the signature, seal, and date of the land surveyor preparing the boundary.

~~a.d.~~ Before the Final Plat is signed, the developer must submit a letter from a title company certifying the owner(s) of record as of the date that the Board of County Commissioners approved the Final Plat. All certified owners must sign the plat. The certification letter must accompany the Plat when it is recorded.

~~b.c.~~ A copy of the policy verifying title, easements and liens. These documents should be dated no more than ~~thirtyfourty-five (3045)~~ days prior to the application date.
(BOCC Resolution 2020-012; April 1, 2020)

~~f.~~ Two (2) copies, one (1) digital and one (1) print, of three-line profiles of streets to be dedicated, indicating the grades thereon, shall be required by the Planning Commission for plats submitted where street grades are more than five (5) percent.

~~g.~~ Certificate stating that all taxes and encumbrances have been paid shall be submitted with the Final Plat.

~~h.~~ If private restrictions are to be filed affecting the subdivision or any part thereof, two (2) copies, one (1) digital and one (1) print shall be submitted to the Planning Commission with the Final Plat.

- When the final plat has been passed upon by the Planning Commission, the ~~original and two (2) copies, furnished~~ original copy, furnished by the subdivider, shall be signed by the Chairman and Secretary of the Planning Commission and the County Engineer, and shall be forthwith transmitted to the County Commission with the performance guaranty or bond, if required, and a letter from the Planning Director stating the Planning Commission's approval.

The Governing Body shall accept or refuse dedication of land upon a plat within thirty (30) days of its submission to the Governing Body. The Governing Body may defer action for an additional thirty (30) days for the purpose of allowing for modification to comply with requirements established by the Governing Body.

- In instances where a performance bond has been required, When the final plat has been approved by the County Board, and all conditions of that approval have been met, the performance bond accepted and filed with the County Clerk and the plat duly signed as set

forth in Section 20, Item 15, the Planning Director shall release the plat to be recorded by the developer/owner in the office of the Register of Deeds of Leavenworth County, Kansas. The Register of Deeds office shall retain 1 ~~mylar paper~~ original for their use ~~and one paper copy for the County Appraiser's office. After the plat has been recorded, the developer/owner shall return one paper copy with the original signatures and a minimum of eight (8) paper copies to the Planning & Zoning office. Planning & Zoning shall retain the copy with the original signatures and one paper copy for their files and distribute the remaining copies as follows:~~

~~County Engineer — County Surveyor — Power Company — Gas Service
Cable Company — Telephone Company — Water Board/District~~

4. Approval by the Board of County Commissioners shall constitute final approval of the subdivision of the area and upon receipt of ~~two (2)~~one (1) original and ~~two (2)~~ paper copies by the subdivider from the Planning Commission office with the appropriate and necessary signatures, the subdivider shall cause such plat (~~the mylar originals and paper copies~~) to be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, before the County shall recognize the plat as being in full force and effect. A final plat that has been duly approved by the Board shall be in effect for 1 year from the date of approval. Any approved final plat not filed within that period of time shall be declared void. The approved plat may be extended for one year upon appeal to the Board of County Commissioners.
5. Receipt of the duly certified final plat by the subdivider is authorization that he may proceed with the installation and construction of the required improvements subject to acquisition of appropriate permits.
6. The County Engineer shall return any performance bond or guarantee to the subdivider upon meeting all of the requirements as stipulated in Leavenworth County's Road Construction and Storm Water Drainage Standards, 1994 Edition, or latest edition approved by the Board of County Commissioners.
7. No plat or re-plat or dedication or deed of a street or public way shall be filed with the Register of Deeds, as provided by law, until such plat or re-plat or dedication or deed shall have endorsed on it the fact that it has been submitted and approved by the Planning Commission and by the Governing Body.

Section 20. FINAL PLAT CONTENT

The final shall be made to a scale no smaller than one-inch equals two hundred feet (1" = 200') from an accurate survey drawn on a sheet whose overall dimensions are 24" x 36". (A scale of one-inch equals one hundred feet (1" = 100') shall be used if the tract is 1350' in width or less) and shall show:

1. The correct legal description of the property being subdivided.
2. The boundary lines of the area being subdivided with accurate distances and bearings angles.
3. The lines of all proposed highways, streets and alleys with their width and names.

4. The accurate outline of any portion of the property intended to be dedicated or granted to public use.
5. The lines of departure of one street from another.
6. The lines of all adjoining property and the lines of the adjoining highways, streets and alleys with their widths and names.
7. All lots designated by numbers or letters and streets, avenues and other grounds by names, letters or numbers.
8. The location and widths of building lines of front yards, the location and widths of utility easements for possible future construction, and easements for drainage purposes. Show a note on the plat listing the dimension of side, rear and front setbacks.
9. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and any other areas for public or private use. Linear dimensions are to be given to the nearest 1/100th of a foot and bearing to the nearest second of angle. The plat must comply with Kansas Minimum Standards for Boundary Surveys.
10. The radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners.
11. The location of all survey monuments and benchmarks together with their descriptions. ~~All exterior Boundary Corners must be set in concrete.~~ All lotblock corners must be monumented with a minimum #4 (1/2") rebar 24" long with a survey cap bearing the registration number of the responsible party.
12. The name of the subdivision and the scale of the plat, points of the compass, and the name of the owner or owners or subdividers.
13. When private restrictions and trusteeships are of such lengths as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be on the plat.
14. Acknowledgement of the owner or owners of the plat restrictions including dedication to public use of all streets, alleys, parks or other open spaces shown thereon and the granting of easements required.
15. The following certificates to be signed:
 - a. Acknowledgement of ownership by owner or owners, and statements by a notary public authorized to take acknowledgements of deeds, to the effect, that all previous taxes have been paid and that all highways, streets, alleys and public grounds shown on the plat are dedicated for public use.
 - b. Land Surveyor certifying that he/she has accurately surveyed such subdivision and that said survey has been performed under his/her direct supervision. Month and year of field survey required.

- c. Approval of Planning Commission by the Secretary and Chairman of the Planning Commission.
- d. Approval by the County Engineer, with the following note: 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.
- e. Approval of the County by the Chairman of the Board of County Commissioners and attested by the County Clerk.
- f. By the Register of Deeds, stating the day, month, year, time, book and page that said plat was recorded.
- g. Approval by the County Surveyor, with the following note: "I hereby certify this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

16. True north point, graphic scale and date.

17. All exceptions to and variances from the Zoning & Subdivision Regulations shall be listed on the face of the plat.

ARTICLE 43 – CROSS ACCESS EASEMENTS

(BOCC Resolution 2020-29; September 2, 2020)

Section 3. ACCESS AND ROAD STANDARDS

- 1. A cluster development with an access easement shall have direct access to a fully maintained public road.
- 2. Only one access point shall be allowed for the entire development.
- 3. When established as part of a cluster development, the road and drainage plans ("plan set") submitted to County Staff shall be prepared and sealed by an engineer licensed in the State of Kansas. Plan set submittals shall include all components identified in the current Public Works Cross Access Easement Street and Storm Plan Requirements on file in the Public Works Office. The developer shall provide documentation from the designing engineer stating the Cross Access Easement was built in accordance with the submitted design plans to the County upon completion of the Cross-Access Easement. Building permits shall not be issued until such document has been received. (BOCC Resolution 2021-18; June 16, 2021)
- 4. There will be no consideration by the County to assume responsibility of the cross access easement until the cross access easement is built to the current County standard in place at the time the request is made to accept the roadway. Any improvements or upgrades will be the sole responsibility of the developer and/or the owners of the properties being accessed by the CAE.

ARTICLE 50 – MINIMUM SUBDIVISION DESIGN STANDARDS AND GENERAL REQUIREMENTS

Section 10. MINIMUM SUBDIVISION DESIGN STANDARDS

Each class of subdivision may require a variance in types of requirements. Care should be taken to utilize the correct requirements.

1. Acreage Subdivisions. Whenever a tract is divided into large lots each containing one or more acres and there are indications that such lots will eventually be re-subdivided into smaller urban sized lots, consideration must be given to the highways, streets, utility easements, and lot arrangement of the original subdivision so that additional streets can be opened which will permit a logical arrangement of smaller lots. Easements providing for future opening and extension of such streets may, at the discretion of the Planning Commission, be made a requirement of the plat.

The preferred subdivision design will be to plat the ultimate lot size and then group lots as indicated in the following example. Such groupings must be sufficient to meet sewage disposal or water supply, or any other code or Comprehensive Plan requirement adopted for the unincorporated portion of the County.

~~Acreage Subdivision
Preliminary Drawing
(See Drawing No. 5 in Appendix)~~

Section 20. UTILITY REQUIREMENTS

In all classes of subdivisions, the required area of the lots will be determined by the method of treatment or disposal of wastewater. The determination of whether or not an approved public sanitary sewer system and an approved water system are available in sufficient size and capacity to serve the subdivision shall be made in the following manner.

1. ~~A copy of the preliminary plat shall be sent to the water department or district in which the subdivision is located for a written report on the availability of an approved public water system. All applications shall be submitted with a written report from the water department or district in which the subdivision is located on the availability of water to the proposed subdivision.~~ The report from a rural water district shall be signed by the Board of Directors and its engineer. The report from a public water supply system shall be signed by its administrative official and engineer.
2. ~~—~~If the water supply is not from a rural water district or a public water supply system, a performance bond or guaranty shall be filed with the applicable rural water district~~County Engineer~~ sufficient to secure that the water system will be constructed in accordance with these regulations.
3. A copy of the preliminary plat shall be sent to the County Sewer District Administrator for a written report on the availability of an approved public sanitary sewer system.

4. Private sewage disposal systems will be allowed in subdivisions where all the lots are greater than ~~12.5~~ acres subject to the following procedure. The plat shall be reviewed by the Planning Department for compliance with the Leavenworth County Sanitary Code. A licensed sanitarian or engineer shall provide evidence that the soils within the platted area will safely handle private wastewater disposal systems or a notation stating that engineered septic systems may be required due to soil conditions.

Section 30. OTHER REQUIREMENTS

The following particular requirements are hereby made of each of the classes of subdivisions:

1. Class "A" Subdivisions:

All class "A" Subdivisions shall be served by an approved public sewage system and an approved public water system and shall be subject to Section 40 Minimum Design Standards. The subdivider may request a waiver of the requirement for an approved public sewage system pursuant to Article 30, Section 30.4 of these regulations.

2. Class "C" Subdivisions:

All class "C" Subdivisions shall be served by an approved public sewage system and an approved public water system, or a private water well if the requirements of the sanitary code are met, and shall be subject to Section 40 Minimum Design Standards. The subdivider may request a waiver of the requirement for an approved public sewage system pursuant to Article 50, Section 30.3 of these regulations.

3. Waiver of Requirement for Approved Sanitary Sewage System.

- a. A subdivider may request that the Planning Commission consider the granting of a waiver to the requirement that a subdivision be served by an approved sanitary sewage system, and be served by individual private sewage disposal systems.
- b. A request for a waiver may be granted in such case, upon a finding by the Planning Commission that all of the following conditions have been met:

- 1) ~~That the waiver requested arises from such conditions which are unique to the property in question and which is not ordinarily found in subdivisions within the unincorporated areas of the County;~~
- 2) That the reason or reasons given for the waiver is not created by an action or actions of the property owner or the subdivider;
- 3) That the strict application of this requirement for which a waiver is sought would constitute unnecessary hardship upon the owner or subdivider. Unnecessary hardship shall not mean that the cost of providing for private sewage disposal systems is less costly than for a public sewage system unless the cost/benefit ratio exceeds 2:1. Unnecessary hardship shall specifically exclude the reason or reasons given for the waiver which are determined to be for the convenience of the owner or subdivider;

- 4) That the granting of the waiver will not adversely affect the rights of adjacent property owners or residents;
- 5) That the waiver requested will not adversely affect the public health or safety;
- 6) That the waiver requested will not be opposed to the general spirit and intent of the subdivision regulations, zoning regulations and sanitary code.

Section 40. MINIMUM DESIGN STANDARDS (Subdivisions of all classes)

1. Blocks:

- a. Length: Intersection streets, which determine block lengths, shall be provided at such intervals as to serve cross traffic and to meet existing streets in the neighborhood. In residential districts, where no existing adjacent plats are recorded, the blocks shall not exceed one thousand two hundred (1,200) feet in length, except that in outlying Class “C” subdivisions a greater length may be permitted on review by the Planning Director where topography or other conditions justify a departure from this maximum. In blocks longer than seven hundred fifty (750) feet, pedestrian ways and/or easements through the block may be required by the Planning Commission near the center of the block. Such pedestrian ways or easements shall have a minimum width of ten (10) feet. Blocks for business uses should normally not exceed six hundred (600) feet in length.
- b. Width: In residential subdivisions, the block width shall normally be sufficient to allow two (2) tiers of lots of normally not less than two hundred (200) feet nor more than 350 feet in depth. Class “C” subdivisions on review by the Planning Director may, where conditions justify, depart from the maximum. Blocks intended for business use shall be of such width and depth as may be considered most suitable for the prospective use.

2. Streets, Alleys and Public Ways:

- a. Relationship to Adjoining Street System: The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining subdivisions (or their projection where adjoining property is not subdivided), insofar as they may be necessary for public requirements. The width of such streets in new subdivisions shall not be less than the minimum street widths established herein. Alleys are not normally permitted, but where required, alleys and streets shall be arranged to permit owners of adjoining unsubdivided property to extend streets into the unsubdivided property. Whenever there exists a dedicated or platted half-street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted and dedicated.
- b. Street Names: Streets that are obviously in alignment with existing streets shall bear the names of the existing streets, but in any case, are subject to the final approval of the Governing Body.
- c. Arterial Streets: Arterial or major street alignments shall conform with the Comprehensive Plan.

- d. Collector Streets: Collector streets shall be designed to carry the residential traffic to the major streets and, in general, conform to the Comprehensive Plan.
- e. Minor Streets: Minor streets shall be so designed as to discourage through or nonlocal traffic.
- f. Cul-de-sacs and Dead-end Streets: Except in cases where the unusual topographic conditions may make it advisable to modify these provisions, the following shall apply: (BOCC Resolution 2019-23; September 4, 2019)
 - 1) The radius of a cul-de-sac shall be as stated above and depends on the type of road. The minimum radius for any road for vehicular turnaround shall be forty (40) feet and the minimum radius for right-of-way shall be fifty (50) feet.
 - 2) In the case of temporary dead-end roads, which are stub streets designed to provide future connection with adjoining unsubdivided areas, the Planning Board may require a temporary easement for a turnaround of a nature indicated above.
 - 3) When a subdivision is replatted or the existing road ends and is to be extended, the existing cul-de-sac shall be eliminated and removed and the road brought up to the standards specified in Leavenworth County's Road Construction and Storm Water Drainage Standards, 1994 Edition, or latest edition as approved by the Board of County Commissioners.
- g. Buffer Strips: This includes treatment of railroad right-of-way and limited access highways. Wherever the proposed subdivision contains or is adjacent to a railroad right-of-way or limited access highway, or where lots back onto a public street, the subdivision shall provide the following treatment:

In residential districts a buffer strip at least fifty (50) feet in depth, in addition to the normal required lot depth shall be provided adjacent to the railroad right-of-way and limited access highway. This strip shall be a part of the platted lots, and the planted materials must be approved by the Planning Commission and shall have the following restriction lettered on the face of the plat:

“This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures is prohibited.”

In commercial and industrial districts, provisions shall be made on each side of the railroad right-of-way or limited access highway for buffer strips approximately parallel to such right-of-way or highway at a distance suitable for the appropriate commercial or industrial use of the land. In no instance shall this be less than one hundred and fifty (150) feet.

Streets parallel to the railroad right-of-way or limited access highway shall, when intersecting a major street, highway or collector street, be located at a minimum distance of two-hundred fifty (250) feet from said right-of-way or highway. Such distance, where desirable and practical, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of

appropriate approach gradients. Location of minor streets immediately adjacent and parallel to railroad right-of-way shall be avoided.

- h. Limited Access: Wherever the proposed subdivision contains or is adjacent to an arterial street or highway, adequate protection of residential properties, limitations of access, and the separation of through and local traffic shall be provided by the reversed frontage with screen plantings, provided by the developer, contained in a non-access reservation along the rear property lines; or by provision of a frontage road.

There shall be no reserve strips for controlling the access to streets except where control of such strips is definitely placed under conditions approved by the Planning Commission.

- i. Intersections: Streets shall intersect each other at as nearly right angles as permitted by topography or other limiting factors of good design but never less than sixty (60) degrees. The number of streets converging at one intersection shall be reduced to two, with no more than four approaches to an intersection without the specific approval of the County Engineer.

Minor streets need not continue across major or collector streets; but if the center lines of such minor streets approach the major streets from the opposite sides thereof within one hundred and fifty (150) feet, they must be aligned or the separation increased to a minimum of one hundred and fifty (150) feet.

See Drawings No. 8 and 9 in Appendix.

- j. Dead End Roads: Where a road does not extend to the boundary of the subdivision, and its continuation is not required by the Planning Commission for access of adjoining property, its terminus should normally not be nearer to such boundary than fifty (50) feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities. A circular dead-end street shall be built in accordance with County construction standards and specifications.

See Drawings No. 8 and 9 in Appendix.

- k. Half-Streets: Dedication of half-streets will be discouraged and may not be approved, except where it is essential to the reasonable development of the subdivision and is in conformity with the Comprehensive Plan and other requirements of these regulations.
- l. Alleys: Alleys shall be provided in commercial and industrial districts, except where other definite and assured provisions are made for service access to off-street loading and unloading areas and to off-street parking areas, consistent with and adequate for the uses proposed. Dead-end alleys shall be avoided.
- m. Minimum Requirements: For all streets or roads shall be prepared in accordance with design criteria specified in Leavenworth County's Road Construction and Storm Water Drainage Standards, 1994 Edition, or latest edition as approved by the Board of County Commissioners.

Section 40. MINIMUM DESIGN STANDARDS (Subdivisions of all classes)

3. Lots

- a. The minimum lot width shall conform to the appropriate requirements of the Leavenworth County Zoning & Subdivision Regulations and the Sanitary Code.
- b. The minimum lot depth shall conform to the appropriate requirements of the Leavenworth County Zoning & Subdivision Regulations and the Sanitary Code.
- c. The minimum lot area shall conform to the appropriate requirements of the Leavenworth County Zoning & Subdivision Regulations and the Sanitary Code.
- d. ~~All side lot lines shall bear ninety (90) degrees from the street right-of-way line on a straight street or from the tangent of a curved street, except where unusual conditions require a minor variance. All side lot lines shall bear perpendicular from the center of the street or radially from a curved street. Once outside of the building setback line, side lines can include up to two bearing changes, provided they are within 45 degrees of previous line segment. Rear lot lines are encouraged to be parallel to the front lot line.~~
- e. Double frontage lots shall be avoided unless, in the opinion of the Planning Commission, a variation to this rule will give better street alignment and lot arrangement.
- f. Every lot shall abut on a street other than an alley.
- g. Building or setback lines shall be shown on the Preliminary Plat and the Final Plat for all lots in the subdivision and shall not be less than the setback required by these regulations.
- h. The subdivision or re-subdivision of a tract or lot shall not be permitted where said subdivision or re-subdivision places an existing permanent structure in violation of these regulations.
- i. Within subdivisions, the lot-depth to lot-width ratios shall not exceed three and a half to one (3.5:1) or be less than one to one (1:1) for lots less than ten (10) acres. The lot-depth to lot-width ratios for lots above ten (10) acres and less than forty acres (40) acres shall not exceed four to one (4:1) or be less than one to one (1:1). Lots greater than forty (40) acres shall have no lot-depth to lot-width ratio.
(BOCC Resolution 2009-42, August 27, 2009)

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice

may be done and the public interest secured; provided, that such ~~exception~~variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

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

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

ARTICLE 85 – LOT AND TRACT SPLITS & BOUNDARY LINE ADJUSTMENTS

Section 20. APPLICATION PROCEDURE

Requests for lot or tract split approval shall be made to the Zoning Administrator by the owner of the land. The application shall include: ~~(1) six copies of a scale drawing~~Two (2) copies, one (1) digital and one (1) physical, of a scale drawing; (2) legal description of the parent lot or tract and the legal descriptions of the newly divided tracts or lots; (3) the location of all structures and other existing features on or adjacent to the lots or tracts together with the precise nature, location, and dimensions. Features to include but are not limited to roads, buildings, private septic systems, fences, ponds, lakes, utilities, hydrants, sewer locations, and the limits of the FEMA floodplain boundary as shown on the latest FEMA FIRM maps; and (4) name, signature and seal of the licensed registered land surveyor who prepared the drawing.
~~(BOCC Resolution 2011-36; August 25, 2011)~~

Section 33. ADMINISTRATIVE EXCEPTIONS

A lot or tract split shall only be granted for tracts or parcels that meet the requirements of the Zoning and Subdivision Regulations, Sanitary Code, and other applicable regulations, and will not create a non-compliant (substandard) tract or parcel. The following exceptions shall be allowed: (BOCC Resolution 2017-57; September 28, 2017)

1. Parcels containing structures closer than 105' from the centerline of the road that were built prior to September 27, 1971 shall be eligible for a lot or tract split provided the following criteria are met:
 - a. The structure shall be a minimum of 10' from the proposed, future, right-of-way dedication as determined by the County Engineer.
 - b. In the event the structure is destroyed more than 50%, reconstruction shall be subject to current Zoning & Subdivision Regulations, Sanitary Code and any other applicable regulations.
2. Parcels containing accessory structures closer than 15' from the side and/or rear property line that were built prior to September 27, 1971 shall be eligible for a lot or tract split provided the

structure will meet all other current applicable Zoning and Subdivision Regulations, Sanitary Code and other applicable regulations upon completion of the lot or tract split.

3. Parcels containing dwelling units closer than 15' from the side property line and/or closer than 40' from the rear property line that were built prior to September 27, 1971 shall be eligible for a lot or tract split provided the structure will meet all other current applicable Zoning and Subdivision Regulations, Sanitary Code and other applicable regulations upon completion of the lot or tract split.

Section 34. REQUIREMENTS FOR BOUNDARY LINE ADJUSTMENTS

The adjustment of one (1) or more common boundaries between existing un-platted tracts or parcels, which will not create additional tracts or parcels. A Boundary Line Adjustment shall only be granted for tracts or parcels which will meet the requirements of the Zoning and Subdivision Regulations, Sanitary Code, and other applicable regulations, and will not create a non-compliant (substandard) tract or parcel. The following exceptions shall be allowed: (BOCC Resolution 2017-13; March 23, 2017)

1. Parcels containing structures closer than 105' from the centerline of the road that were built prior to September 27, 1971 shall be eligible for a Boundary Line Adjustment provided the following criteria are met:
 - a. The structure shall be a minimum of 10' from the proposed, future, right-of-way dedication as determined by the County Engineer.
 - b. In the event the structure is destroyed more than 50%, reconstruction shall be subject to current Zoning & Subdivision Regulations, Sanitary Code and any other applicable regulations.
2. Parcels containing accessory structures closer than 15' from the side and/or rear property line that were built prior to September 27, 1971 shall be eligible for a Boundary Line Adjustment provided the structure will meet the most current applicable Zoning and Subdivision Regulations, Sanitary Code and other applicable regulations upon adjustment of the boundary line.

Section 35. PLANNING COMMISSION EXCEPTIONS

When a lot split, tract split or boundary line adjustment exceeds the authority of administrative action, the Planning Commission may grant an exception from the Leavenworth County Zoning & Subdivision Regulations as outlines in Article 56 – Exceptions. The tracts and parcels shall only be granted for tracts or parcels that meet the requirements of the Zoning and Subdivision Regulations, Sanitary Code, and other applicable regulations, unless the Planning Commission has granted an exception.

If an exception is requested, the request shall be made in writing no less than 30 days prior to the anticipated meeting. If approved the Planning Commission chair shall endorse the lot split, tract split or boundary line adjustment.

Section 40. REVIEW BY COUNTY STAFF

The County Planning Director and County Engineer shall, within fifteen (15) days of application, in writing, either approve or deny those applications for Lot/Tract Split based upon their conformance to County Regulations. Their acknowledged endorsement must appear in the following format:

This lot/tract split, as described and shown above, has been submitted to and approved by the following County Staff persons this _____ day of _____, 20 ____.

Planning Director (Name/Title)

County Engineer (Name/Title)

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

(SEAL) Notary Public: _____

My Commission Expires: _____

The County Planning Director shall, within fifteen (15) days of application, in writing, either approve or deny those applications for Boundary Line Adjustment based upon their conformance to County Regulations. Their acknowledged endorsement must appear in the following format:

This boundary line adjustment, as described and shown above, has been submitted to and approved by the following County Staff persons this _____ day of _____, 20 ____.

Planning Director (Name/Title)

ARTICLE 60 – MISCELLANEOUS PROVISIONS

Section 10. BUILDING AND ZONING PERMITS

After the date of the adoption of these subdivision regulations by the Planning Commission and Governing Body, no building permit or zoning permit shall be issued for any structure that is located upon a lot in an area that has not been subdivided, unless approved in the manner as provided for in these subdivision regulations. This shall not apply to subdivisions or lots of record that were platted prior to the adoption of this subdivision regulation.

Applications for building permits must be approved or rejected within seven (7) days of their submittal. Appeals on the rejection of a building permit application by the Administrative Officer may be made to the Governing Body and shall be made in writing within ten (10) days of such rejection.

Section 20. ~~Repealed~~RECORDING

~~No plat or re-plat or dedication or deed of a street or public way shall be filed with the Register of Deeds, as provided by law, until such plat or re-plat or dedication or deed shall have endorsed on it the fact that it has been submitted and approved by the Planning Commission and by the Governing Body.~~

Section 30. ~~Repealed~~ CERTIFICATIONS REQUIRED ON THE FINAL PLAT

~~When the Final Plat is approved, certifications shall be made on the Final Plat, signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted. The original and two (2) copies of the plat submitted shall carry the signatures of the owner or owners or corporation and shall be duly notarized by a Notary Public.~~

~~A registered land surveyor shall sign and place his/her seal on the Final Plat certifying that the physical and mathematical details on the plat are correct.~~

~~Certification of official approval of the Final Plat shall provide for the date and signature of the following:~~

- ~~1. Chairman and Secretary of the Planning Commission.~~
- ~~2. County Commission to be signed by the Chairman and attested by the County Clerk.~~
- ~~3. Space for the recording of the instrument and the name of the Register of Deeds.~~

ARTICLE 70 – SUPPLEMENTARY DOCUMENTS TO ACCOMPANY THE FINAL PLAT

- ~~REPEAL~~1. Two (2) prints of three line profiles of streets to be dedicated, indicating the grades thereon, shall be required by the Planning Commission for plats submitted where street grades are more than five (5) percent.
- ~~2. Certificate stating that all taxes and encumbrances have been paid shall be submitted with the Final Plat.~~
 - ~~3. If private restrictions are to be filed affecting the subdivision or any part thereof, two copies shall be submitted to the Planning Commission with the Final Plat.~~
 - ~~4. Twelve (12) copies of said plat shall be submitted to the Planning Department at least thirty (30) days prior to the regularly scheduled Planning Commission meeting.~~

ARTICLE 80 – SUBMISSION OF RECORDED PLATS

~~REPEAL 1. — Two (2) reproducible copies of the recorded plat shall be provided by the subdivider and shall be submitted to the Secretary of the Planning Commission.~~

~~— Distribution of prints shall be as follows:~~

~~Planning Commission Telephone Company~~

~~County Engineer — Electrical Company~~

~~County Clerk Gas Company~~

~~Zoning Administrator Superintendent of Water and Sewer Districts~~

~~Building Official —~~



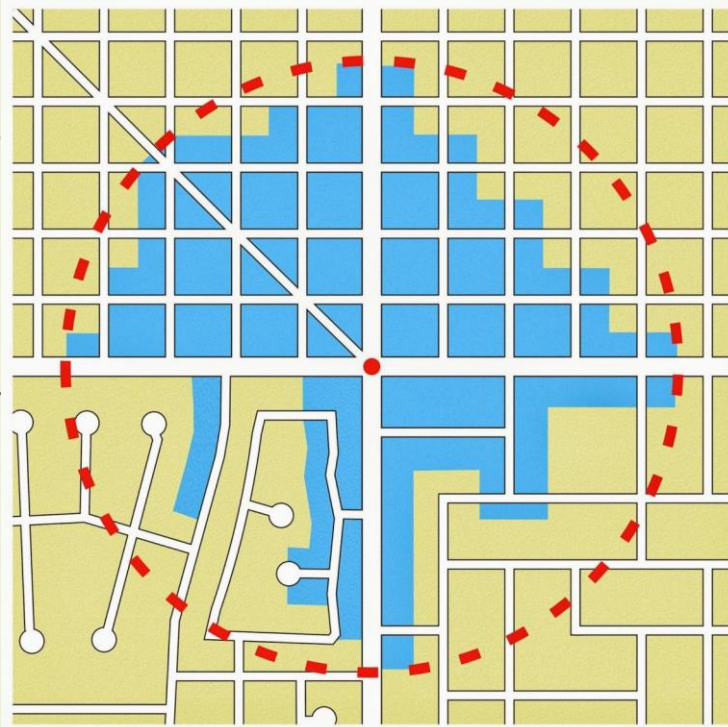
Policy Continuity

Meshing Procedural Practice with the Zoning and Subdivision Regulations

Current Conflicts of Policy and Practice

- Block Length
- Inclusion or exclusion of right-of-way when determining lot frontage and lot depth
- Public Improvements with a Subdivision
- Conveyance of Public Utilities
- Exceptions to Tract and Lot Splits granted by the Planning Commission
- Minimum Information Requirements for CAE Road Plan Submissions

Block Length and Connecting Street Networks During Platting



- ▶ The Subdivision Regulations identify the maximum block length as 750 ft and with a class “C” subdivision exceptions to 1200ft for cause.
- ▶ The regulations establish a need for a cross street at the 750/1200ft rule.
 - ▶ **Typical Reg. would be 1000Lft for local Streets and 2500Lft for collectors**
- ▶ The BOCC Resolution 2019-23 provided a revocation of Cul De Sac length. This in turn encouraged plat designers to avoid street network systems.
- ▶ Plats have been regularly submitted and approved with no cross streets in excess of 2000ft.

Impacts:

- 1) **Connectivity of road networks**
- 2) **Emergency Response (Police, Fire, EMS)**

Recommendation in the Comprehensive Plan

such as:

- Standards for open space, greenways, and trails;
- Density bonuses;
- Protection of natural areas, including wetlands, treed areas, and steep slopes;
- Clustering of lots and flexible lot standards;
- Efficient road networks;
- Best management practices for infiltrating and filtering stormwater runoff;
- Natural landscaping;
- Tree protection;
- Long-term stewardship of natural areas and open space; and
- Lighting standards that reduce light pollution.

Right: Rural cluster subdivision example (Hampshire, IL)

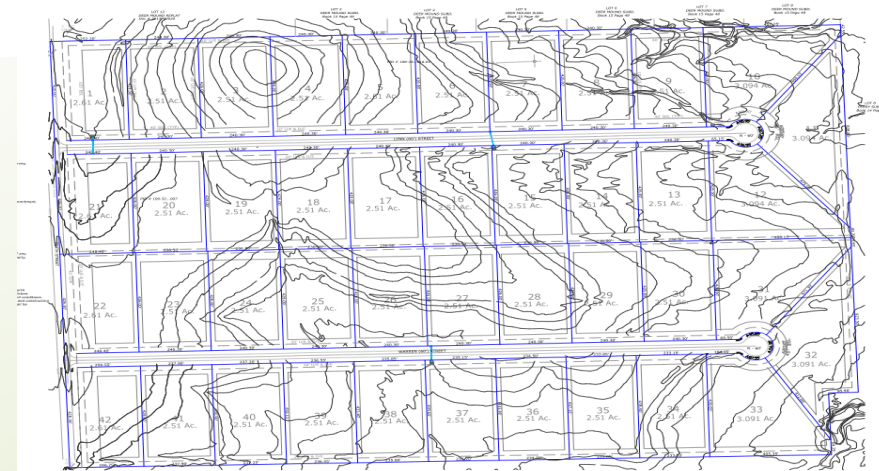
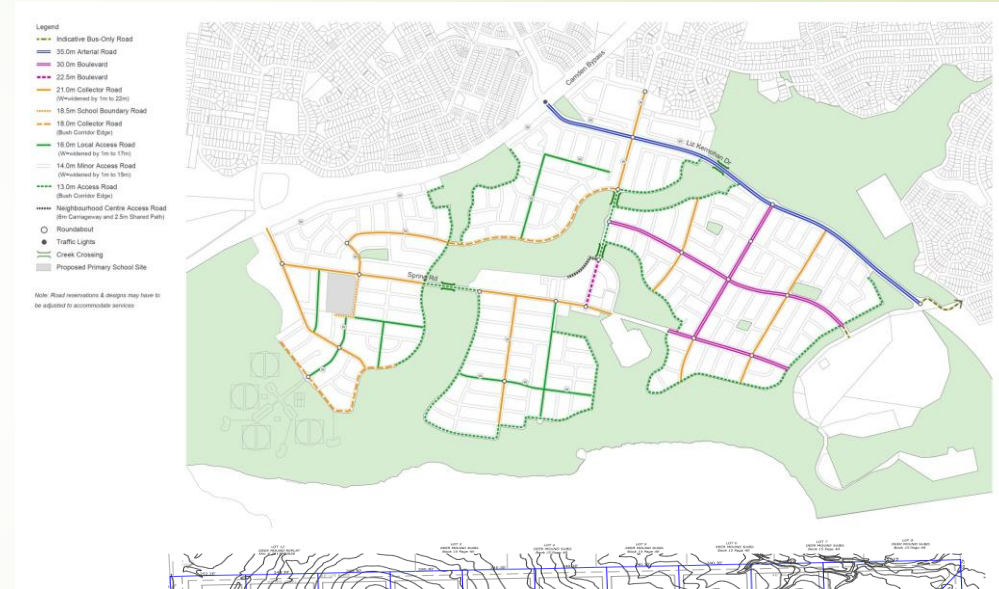


Why Are Street Networks Important?

Example of a Large Lot Street Network System

Street Networks are the backbone upon which we build communities. Good street network designs reduce land consumption, provide greater accessibility through more direct routes, and increases overall network efficiency and reliability through added redundancy.

They also affect several factors that relate to building more sustainable communities such as travel patterns, road safety, and public health.



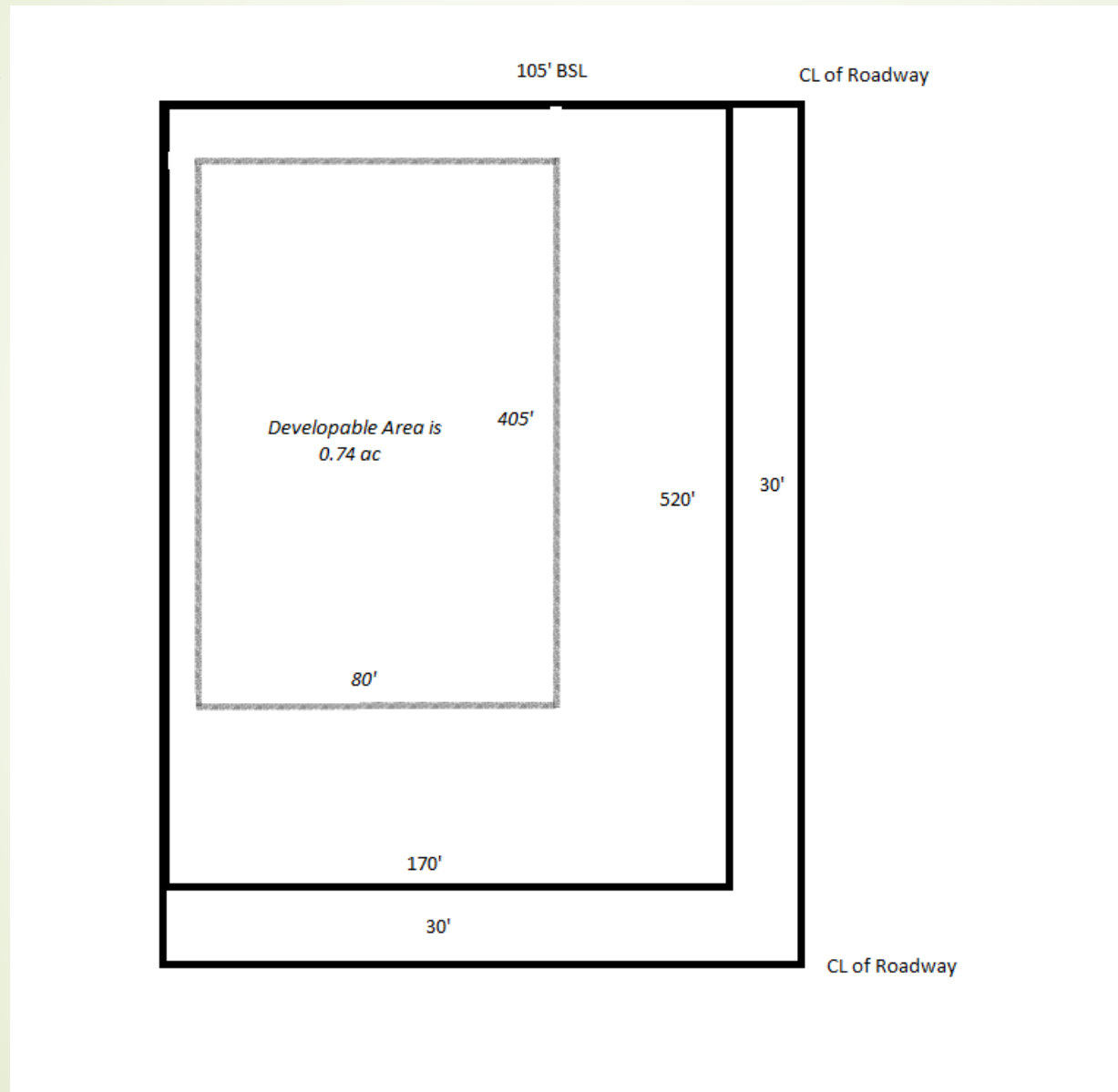


ROW Inclusion/Exclusion During Platting

- ▶ Current Regulations require property lines to be determined from outside the ROW
- ▶ Practice recently has been to include the street ROW in lot widths and area calculations
 - ▶ Impacts smaller lots (2.5 acres and less) developable area

Diagram of the Developable Area of a 2.5 Acre Corner Lot

Developable area
non-ROW standards:
1.1 Acres



Public Improvement Construction inside Subdivisions



- ▶ Practice has been to allow some subdivision roads to be platted but not built when the initial roadway/public improvements are constructed
- ▶ This requires a future developer or possibly the county itself to construct “Off Site” improvements to connect street networks
- ▶ Water supplies that do not come from either Rural Water Districts or Public supplies require either a performance bond or guarantee to secure future water distribution improvements
- ▶ Access to serviceable water supply continues to be an area of concern when platting occurs. While there can be exorbitant costs involved in service line improvements for a developer, putting off the need for extension of water mains can leave the distribution network with large gaps in service area. This will eventually lead to critical impacts on future development.
- ▶ Regulations require public improvements to be completely constructed before issuing building permits



Utility Conveyance Platting

- ▶ Utility Purveyance Letters are currently requested by P&Z staff.
- ▶ The regulations require the plat applicant to gather these purveyance letters from each utility provider.
- ▶ Typically utility providers review a plat and determine locations and requirements for utilities prior to county submittals to avoid conflicts in the platting process
- ▶ Water supplies that do not come from either Rural Water Districts or Public supplies require either a performance bond or guarantee to secure future water distribution improvements
- ▶ Access to serviceable water supply continues to be an area of concern when platting occurs. While there can be exorbitant costs involved in service line improvements for a developer, putting off the need for extension of water mains can leave the distribution network with large gaps in service area. This can eventually lead to critical impacts on future development.

Tract and Lot Split Exceptions



- Currently Lot Splits and Tract Splits are a staff administrative process.
- If a Tract or Lot Split requires any exceptions they have been directed to the platting process. This approach is time consuming and costly to the applicant.
- Staff would recommend that Tract or Lot Splits outside of the strict application of the regulations be forwarded to the planning commission for action. This would eliminate the need to go through the platting process and allow the applicant an alternative method for approval.



Minimum CAE's Plan Requirements

Public Works Checklist for Cross Access Easement Road Plans

Minimum Plan Requirements for Private Street & Storm Improvement Plans

Plans shall consist of:

- ▶ Title Sheet
- ▶ Standard and Special Detail Sheets
- ▶ Plan and Profile Sheets
- ▶ Cross-Section Sheets

Title Sheet shall include the following:

- ▶ Name of project or subdivision.
- ▶ Index of sheets included in plans.
- ▶ A location map showing project location in relation to major streets.
- ▶ The project vertical control benchmark(s) and horizontal control points utilized in the design, including location and elevation as applicable.
- ▶ Name and contact information of the design engineer and owner/developer.
- ▶ List containing name and telephone number of each utility company in the area of the project.



Continued

Standard and Special Detail Sheets

- ▶ Detail sheets shall be included to show all details of appurtenances, materials, and construction. Details and typical sections are to be drawn clearly and neatly with proper identifications, dimensions, materials, and other information necessary to insure the desired construction. A traffic control plan shall be detailed showing location of barricades, include signing required when working adjacent to public/private roads currently in use.

Plan and Profile Sheets shall include the following:

- ▶ North arrow and scale.
- ▶ Elevation and location of all applicable bench marks and control points.
- ▶ Existing and proposed streets with names or numbers and street widths and right-of-way and easement widths.
- ▶ Property lines properly identified as to existing or proposed lot, block and subdivision.
- ▶ All existing and known proposed improvements shall be shown. This shall include such existing items as roadways, driveways, culverts, and other such items, and shall be identified as to type, size, material, etc.



Continued



- ▶ Minor construction notes shall appear on the plan and profile sheets.
- ▶ Horizontal curve data, vertical curve data, and stopping sight distances.
- ▶ Gradients between vertical curves.
- ▶ Typical section and slope of improved channels.
- ▶ Profile shall show existing grade at center line and proposed finish grades or established street grades.
- ▶ Existing elevations for existing outfall ditches.
- ▶ Special ditch grades if needed.
- ▶ Show size, location, and flow line of all culverts with applicable drainage calculations and design storm event.

Cross-Section Sheets shall include the following:

- ▶ Street cross-section at each station showing existing grade by dashed lines and proposed grade by a solid line. Cross-sections to show existing grade lines a minimum of ten (10) feet beyond easement/right-of-way lines.
- ▶ Center line elevation of top of pavement.
- ▶ Cross-section shall be shown at all intersecting streets, driveways, and proposed cross-road culverts.
- ▶ Channel cross-sections shall be shown for all drainage channel improvements at 100 feet intervals.
- ▶ Additional cross-sections shall be shown as required to clearly describe the extent of the grading operations.

Leavenworth Times Affidavit of Publication

County of Leavenworth
State of Kansas
NOTICE OF PUBLIC
HEARING
Notice is hereby given for the Leavenworth County Planning Commission to hold a public hearing regarding an application (DEV-23-008) for consider Amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations: Article 3 - Definitions Article 35 Preliminary Plat Procedure and Content Article 40 Final Plat Procedure, Content and Action by the Planning Commission Article 50 Minimum Subdivision Design Standards and General Requirements Article 56 Exceptions Article 70 Supplementary Documents To Accompany The Final Plat Article 80 Submission of Recorded Plats Article 85 Lot and Tact Splits
The hearing will be held on Wednesday the 12th day of July, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kansas. Further information is available for inspection during regular business hours in the Leavenworth County Planning & Zoning Department, located in the County Courthouse. All interested persons are invited to attend the meeting if they wish to comment on this request. We encourage public input. If you wish to provide comments in writing instead of in person, written comments must be received no later than noon Tuesday, July 11, 2023.
John Jacobson, Secretary
Leavenworth County Planning Commission 7/21/2023
Published in the Leavenworth Times, June 20, 2023.

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 20th day of June, 2023.

WITNESS my hand this 20th day of June, 2023.

Tammy Lawson
Legal Representative

Subscribe and sworn before me, this 20 day of June, 2023.

Rebecca A. Broom
Notary Public

My Commission Expires: 6/7/27

