

## LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, June 10, 2026  
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048

[www.leavenworthcounty.gov](http://www.leavenworthcounty.gov)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Secretary's Report**
6. **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
7. **Approval of Agenda**
8. **Consent Agenda**
  - A. Case DEV-26-059/060 Preliminary & Final Plat – Stranger Creek Ranch East**  
Consideration of a Preliminary and Final Plat for a tract of land in the Northwest Quarter of Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.  
**Also known: as 00000 201<sup>st</sup> Street**  
**PID: 141-02-0-00-00-004**
  - B. Case DEV-26-064/065 Preliminary & Final Plat – Forge Farms**  
Consideration of a Preliminary and Final Cross Access Easement Plat for a tract of land in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.  
**Also known as 18112 Santa Fe Trail**  
**PID: 073-07-0-00-00-018 & 074-18-0-00-00-001**
9. **Regular Agenda**
  - A. Case DEV-26-051/070 Preliminary & Final Plat – Acres of Foxridge CAE East**  
Consideration of a Preliminary and Final Cross Access Easement Plat for a replat of Lot 5, Acres of Foxridge 5<sup>th</sup> Plat and tracts of land in the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.  
**Also known as 00000 198<sup>th</sup> Street**  
**PID: 197-35-0-00-00-022.04; 197-26-0-00-00-017; 197-26-0-00-00-018**

**B. Case DEV-26-052/053 Preliminary & Final Plat – HTD Estates**

Consideration of a Preliminary and Final for a tract of land in the Southwest Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 00000 Donahoo Rd.**

**PID: 145-22-0-00-00-006.05**

**C. Case DEV-26-071 Tract Split Exception – Novo-Gradac**

Consideration of an Exception to the Zoning & Subdivision Regulations for a tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 17125 Evans Rd**

**PID: 185-16-0-00-00-022**

**D. Case DEV-26-068 Rezoning – Walnut Hills/Slicker**

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning districts on the following described property: Tracts of land located in the Southeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., Leavenworth, Kansas.

**Also known as 00000 Springdale Road & 28521 187<sup>th</sup> Street**

**PID: 111-01-0-00-00-018 & 111-01-0-00-00-019**

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

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**E. Case DEV-26-057 Special Use Permit – RJ Farm**

Consideration of a Special Use Permit request for an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events on the following described property: Lot 1 in Whispering Plains, a subdivision in Leavenworth County, Kansas, according to the recorded plat thereof, in Leavenworth County, Kansas.

**Also known as 21985 Cantrell Road**

**PID: 222-09-0-00-00-002.07**

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

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**Adjournment of Planning Commission**

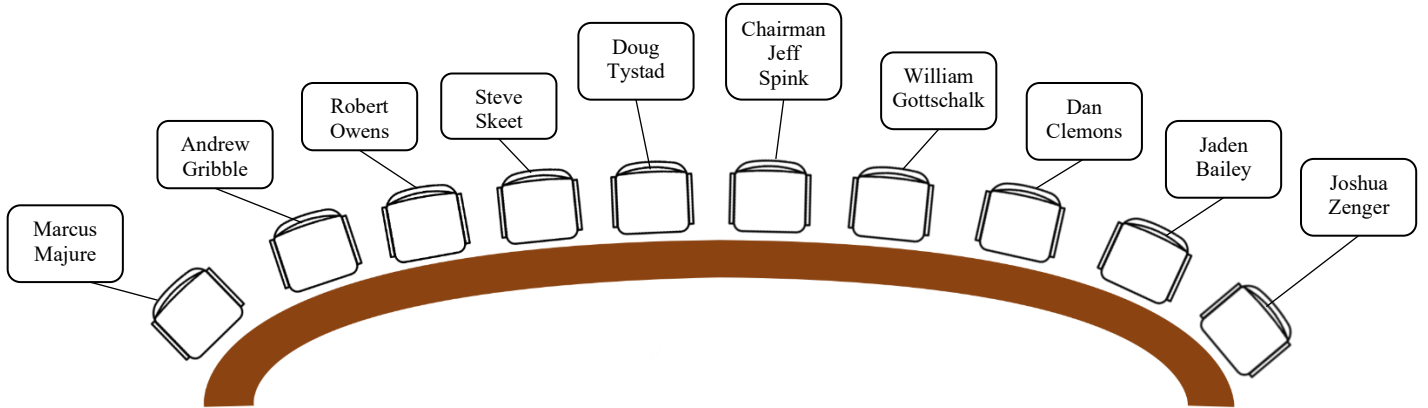
**Upcoming meeting dates:**

**Wednesday, July 8, 2026, 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 Dawn Chamberlain – 913-684-0465

**Planning Commission Seating Chart 2026**



LEAVENWORTH COUNTY PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
May 13, 2026

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

**The Planning Commission meeting was called to order at 5:31 p.m.**

**Pledge of Allegiance**

**Members present:** Joshua Zenger, Jaden Bailey, Dan Clemons, William Gottschalk, Chairman Jeff Spink, Doug Tystad, Robert Owens and Andrew Gribble

**Members absent:** Marcus Majure

**Staff present:** John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner II, Misty Brown-County Counselor, Anne Marie Yatsula-Deputy County Counselor

**Approval of Minutes**

Commissioner Tystad motioned to approve the agenda and Commissioner Clemons seconded.

**ROLL CALL VOTE - Motion to approve the minutes passed 8/0. (Absent: Marcus Majure)**

**Secretary's Report**

Deputy Director Amy Allison stated that there were three items on the Consent Agenda. Ms. Allison added there would be three subdivision actions on the Regular Agenda; two special use permit requests and the annual review of the Comprehensive Plan. Ms. Allison informed the public they should sign in if speaking and that additional seating with live coverage is available in the Planning & Zoning offices.

**Declarations** None.

**Approval of Agenda**

Commissioner Owens requested a correction to the attendance of previous Planning Commission meeting.

Commissioner Tystad motioned to approve the amended agenda and Commissioner Clemons seconded.

**ROLL CALL VOTE - Motion to approve the minutes passed 8/0. (Absent: Marcus Majure)**

**9. Regular Agenda**

**A. Case DEV-26-040 Boundary Line Adjustment Exception – Stauffer**

Consideration of an Exception to the Zoning & Subdivision Regulations for a tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.  
**Also known as 15025 158<sup>th</sup> Street**

Planner II, Josh Schweitzer stated that the applicant stated that the applicant is requesting an exception from the zoning and subdivision regulations, lot-depth to lot-width ratio for Lot 2 on the boundary lot adjustment

Surveyor Joe Herring explained that the owners would like to separate the pond and an area nearby to construct an accessory structure behind the existing house and keep everything on one tract. Essentially, the request is made to further enhance the property and allow the remaining area to be developed in the future.

Commissioner Tystad asked for clarification regarding the entrance and a possible cross access easement.

Commissioner Tystad motioned to approve the exception and Commissioner Owens seconded.

**ROLL CALL VOTE - Motion to approve the exception passed 8/0.**

**B. Case DEV-26-042 Boundary Line Adjustment Exception – Hite/Dill Trust**

Consideration of an Exception to the Zoning & Subdivision Regulations for a tract of land in the Southwest Quarter of Section 34, Township 9 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 24458 & 24728 259<sup>th</sup> Street**

Deputy Director Amy Allison stated that the applicant is requesting a boundary line adjustment in the south area of the parcel, which would allow them to acquire approximately three additional acres to the south. The adjoining property owner is willing to comply.

Krystal Voth of Atlas Consulting spoke on behalf of the applicant further explaining that the driveway causes the challenge to comply with the road frontage requirements.

Commissioner Zenger motioned to approve the request and Commissioner Bailey seconded.

**ROLL CALL VOTE - Motion to approve the exception passed 8/0.**

**C. Case DEV-26-062 Plat Exception – Creekstone Ridge 3<sup>rd</sup> Plat**

Consideration of an Exception to the Zoning & Subdivision Regulations for the replat of Lots 3 and 5, Creekstone Ridge, Leavenworth County, Kansas.

**Also known as 00000 176<sup>th</sup> Street**

Planner II, Josh Schweitzer stated that the applicant is requesting an exception related to road connectivity regulation and are seeking to re-plat lots 3 and 5 of the subdivision. The applicant is seeking to construct an interior subdivision road off of 178<sup>th</sup> Street. Mr. Schweitzer clarified that the re-platting request would come at a later date.

Surveyor Joe Herring explained that this request is possibly the fourth rendition of the reconfiguration for this property. A drawing was submitted with the application for this particular request.

Further discussions ensued between the Commissioners, the Surveyor and Director Jacobson.

Commissioner Clemons motioned to approve the exception and Commissioner Gottschalk seconded.

**ROLL CALL VOTE - Motion to approve the exception passed 8/0.**

**D. Case DEV-25-021 Special Use Permit – Kaw Valley**

Consideration of a Special Use Permit request for an Extraction or raw materials (Sand Excavation and Stockpiling Business) on the following described property: tracts of land in the Northwest, Northeast, Southwest and Southeast Quarters of Section 22, Township 12 South, Range 22 East, Leavenworth County, Kansas.

**Also known as 16201 & 00000 Lenape Road**

Deputy Director Allison outlined prior action where the Planning Commission approved the applicant's Special Use Permit at the November, 2025 meeting. A recommendation to modify the application was given that at that time and the Board of County Commissioners considered the matter on their March 25, 2026 meeting. The applicant then proposed making further changes to their application. The Board of County Commissioners further directed the applicant back before the Planning Commission for re-consideration.

County Counselor Misty Brown addressed the Planning Commissioners explaining the a remand is not a common practice; but Counselor emphasized that this matter was heard before the Board of County Commissioner and it was sent back to Planning Commissioners specifically: 1) conduct a new public hearing to address any modifications to the application to include a possible new haul route, potential retail sales and reclamation plan; 2) to have the Planning Commission evaluate the application as modified under the applicable approval criteria to include the Golden Factors; and 3) to develop an updated recommendation for the Commission's consideration.

The applicant has indicated that the original application has not changed, but they have expressed a willingness to consider changes to the proposed special conditions and are present during the public hearing and able to answer any questions. Counselor Brown mentioned that any evaluation or improvements of the roads would include involvement of a third-party engineer only after a Special Use Permit was granted.

Further discussions ensued and Counselor Brown further explained the position Planning Commissioners need to take moving forward.

Commissioner Owens asked for clarification on the term of the SUP. Deputy Director Allison stated that Staff's recommendation is a 3-year term, while the applicant had requested a 25-year term.

Further discussions ensued and Commissioner Tystad suggested all Commissioners again review the Golden Factors that led the Planning Commission to recommend disapproval.

**Chairman Spink opened the Public Hearing.**

Kaw Valley representatives explained details concerning a development agreement that has been negotiated, currently being negotiated.

New facts and information that has arisen since the last time Kaw Valley went before this Planning Commission. The property layout and zoning was explained. The regulations of their operation were mentioned. Besides Leavenworth County Public Works and Planning and Zoning, KDOT has various departments and organizations that reviews Kaw Valley's activities. This includes how operations affect road systems and well water. Additionally, the federal government is overseeing operations. Namely, Mine Safety Health Administration (MSHA), OSHA, U.S. Army Corps of Engineers and FEMA. Hauling hours were outlined as well as drudging having no restrictions. Equipment details were provided and explanation given that Kaw Valley does not operate by diesel; they rely electric power. The frequency of trips was explained, with an average of 50 trips per day. The traffic study was outlined to be over 100 trips per day; yet confirmed the roadways could accommodate Kaw Valley's demands on Golden Road and K-32.

Details were provided regarding a development plan that is currently underway between Kaw Valley and Leavenworth County.

Eric Fritz of GBA Transportation explained the federal grant was awarded to the County to make significant improvements to Golden Road. Further details were explained on how these improvements would affect the shoulders of the road, slopes and safety improvements at K-32 and Golden Road. It was mentioned that the grant funds would not allow for overlay on the roadways.

Mr. March stated that his understand was that the federal grant is specifically designed to mitigation the majority of safety concerns and would be in the amount of approximately \$8 million. This would address safety issues on Golden Road as they exist today. The following details were outlined:

1. Additional pavement with a depth of 5-inches with a 20yr life span is proposed; estimated to cost \$3 million, but final determination would be by a third-party engineer.
2. Kaw Valley would seek rail to the site, meeting is scheduled with UPR to discuss.
3. A per ton royalty was mentioned. For every ton of sand that leaves Kaw Valley's facility, a check will be sent to the County weekly for the life of the Special Use Permit

Mr. March stated that while Staff is recommending a 3-yr term for the Special Use Permit, Kaw Valley is requesting 25 years. The proposal of adding fencing was outlined to secure higher safety as well as limiting hours for drudging and stockpiling. Alternative routes were also mentioned, but Mr. March stated none seem to be beneficial. Mr. March stated the Kaw Valley is in agreement to add a condition requiring their traffic to turn left at K-32. Retail sales and sales tax and not part of their business model but Kaw Valley is open to adding as a condition of the SUP. It was mentioned that Kaw Valley has a history of generating economic development. Mr. March mentioned those who are the ownership group, Senior Vice President and Director of Business Development and General Manager/Director of Sales.

Commissioner Owens asked what potentially would happen with the property after the 25-yr term of the SUP. Mr. March responded that potentially a recreational pond with fishing. Kaw Valley has had conversations with the State about adding a public park.

Further discussions ensued regarding possible future uses for the property after the SUP expires. Commissioner Owens expressed the high concerns of high-grade silica sand, computer chips, guidance systems, etc. Counselor Misty Brown reminded the commission that the focus of the meeting is the impact of the roads.

Further discussions ensued regarding the potential fencing. Director Jacobson asked about the material used for the fencing. A chain-link fence was agreed to potentially.

Eric Soriano of Hernes Landscaping (residing in Shawnee, Kansas) spoke in favor of the Kaw Valley Special Use Permit. Mr. Soriano has done business with Kaw Valley for over 20 years and has found them to be a professional, high-caliber operation. Mr. Soriano supports the idea of the natural product that Kaw Valley creates.

Frank Lichtenauer of Overland Park, Kansas spoke in favor of SUP based upon the fact that his concrete company has utilized Kaw Valley over the course of 40 years with no issues.

Lisa Haack, Executive Director for Leavenworth County Development Corporation spoke in favor of the SUP for Kaw Valley. Ms. Haack stated her job is to support economic projects that create quality jobs and broaden the County's tax base. Ms. Haack added that approximately 90% of the property tax burden comes to the residents while commercial and industrial businesses cover roughly 10%. Additional jobs and business opportunities

Ernie Rieke of 23030 243<sup>rd</sup>. McLouth, Kansas spoke in favor of the SUP and explained the expansive use and need for sand. Mr. Rieke's family business moves heavy equipment and has done so for Kaw Valley. Mr. Rieke added that the Kaw Valley fleet is among the newest and safest equipment their business transports.

Ian Leintz, 102 Timbercreek Circle, Lansing, Kansas spoke in favor of the SUP approval for Kaw Valley.

William Minton, 105 E. Washington Street, Tonganoxie, Kansas spoke in favor of the sand pit operation. Mr. Minton has a Public Works job and says his employer purchases sand from Johnson County. Mr. Minton added if we purchased sand from our own County it would benefit everyone.

Jacob Morey, 21520 259<sup>th</sup>, McLouth, Kansas spoke in favor of the SUP, who also works for a local Public Works department and would

Commissioner Bailey motioned for a 5-minute break, Commissioner Owens seconded.

**Chairman Spink re-opened the Public Hearing.**

Cindy Reeves, 18738 Golden Road, Linwood, Kansas spoke in opposition of the Kaw Valley SUP based upon safety, noise and health risks.

Joel Sipp, 12421 158<sup>th</sup> Street, Linwood, Kansas, spoke in opposition.

Mike McDonald, 14439 Woodend Rd., Bonner Springs, Kansas spoke in opposition based upon environmental problems, flood risks and detrimental impact on property values.

Nancy Carpenter, 14681 Kreider Rd., Bonner Springs, Kansas spoke in opposition based upon environmental impacts.

Stacy Schmitt, 17322 Golden Rd., Linwood, Kansas spoke in opposition based upon the affect to the rural residential properties and environmental impact.

Rick Friederich, 15225 161<sup>st</sup> Street, Bonner Springs, Kansas spoke in opposition based upon safety concerns and the negative impacts from the hauling of material.

Ralph Wiggins, 12151 Desoto St., Linwood, Kansas spoke in opposition based upon the negative impact on water wells and supply.

Todd Donaldson, 16440 Golden Rd., spoke in opposition based upon Kaw Valley's negative impact on soil traffic.

Ben Morgan, 12548 158<sup>th</sup> St., Linwood, Kansas spoke in opposition based upon the negative impact on the shared family well near his home.

Jennifer Smith who resides near 158<sup>th</sup> and Kreider Road, Bonner Springs, Kansas spoke in opposition based upon the negative impact on the residents and the nearby properties.

Commissioner Tystad requested clarification regarding Kaw Valley's source of water and the impact of the neighborhood across the highway from the industrial area.

Mr. March responded that operations will be closely monitored by Kaw Valley and KDHE. Water equalization processes were explained by Eric Fritz of GBA Transportation.

Commissioner Tystad asked further clarification regarding accurate traffic patterns and more specifics of hauling details. Mr. March confirmed 20,000 total truck loads annually.

**Chairman Spink closed the Public Hearing.**

Commissioner Zenger motioned to deny the application for the SUP. Commissioner Clemons seconded.

Counselor Brown requested detail on the proposal to deny based upon Golden Factor #6. Commissioner Zenger stated the SUP would adversely affect public health, safety, morals, convenience, prosperity or welfare. Commissioner Zenger added that the applicant's operations may adversely affect adjacent properties, reduce health and public safety due to traffic.

Commissioner Tystad raised the issue of negative impact to the neighborhood character Golden Factor #1, based upon possibly extending haul routes that abut residential areas and the interplay between the two districts.

Further discussions ensued between the Planning Commission.

**ROLL CALL VOTE - Motion to deny the application for the SUP passed 5/3.**

**E. Case DEV-26-015 Special Use Permit – Tillman Infrastructure Communication Tower**

Consideration of a Special Use Permit request for a Wireless Communications Facility (Communication Tower) on the following described property: The Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Eleven (11) South of Range Twenty-one (21) East of the 6th Principal Meridian except public highways.

**Also known as 15076 214<sup>th</sup> Street**

Deputy Director Allison outlined the application for a Special Use Permit to construct a telecommunications tower. The property is zoned RR-5 and applicant has requested to construct a 199-foot tower on the northwest corner of the parcel. Ms. Allison explained the various regulations and business decisions applicable. The tower will operate continuously with maintenance performed approximately once per month. Staff has recommended approval based upon all nine criteria on this type of operations has been met.

Commissioner Clemons questioned FCC requirements related to telecommunications towers. Director Jacobson explained the limitation of local authorities as it pertains to these types of towers.

**Chairman Spink opened the Public Hearing.**

Patrick Irwin, 5607 W. 130<sup>th</sup> St., Overland Park, Kansas spoke as a representative of the Applicant. Mr. Irwin explained that Tillman has filed with the FAA and received a No Hazard Determination letter. Mr. Irwin added that every tower that is built is filed with the FCC and the FAA and explained the low risk for issues with aircraft traffic.

No one spoke in favor or opposition of the application for the SUP.

**Chairman Spink closed the Public Hearing.**

Commissioner Tystad requested confirmation of the term of the SUP. Deputy Director Allison stated it would be 20 years.

Commissioner Tystad motioned to approve and Commissioner Skeet seconded.

**ROLL CALL VOTE - Motion to deny the application for the SUP passed 8/0.**

**F. Case DEV-26-048 Annual Comprehensive Plan Review – 2026 Proposed Amendment**

Consideration of the 2026 Annual Comprehensive Plan Review as required by K.S.A. 12-747 for the Leavenworth County Comprehensive Plan

Deputy Director Allison reminded the Planning Commission that the Comprehensive Plan must be reviewed annually and suggest any modifications to the Board of County Commissioners.

Ms. Allison reiterated that a work session took place in February, 2026 to address the Comprehensive Plan and one amendment was suggested at that time, essentially modifying timelines. Staff continues to recommend the amendment to strategically review the Plan periodically. Ms. Allison stated that Staff is recommending a 5-10 year review cycle.

**Chairman Spink opened the Public Hearing.**

Further discussions ensued regarding factors related to review cycles in cities and counties. Future land-use impacts were exchanged between Director Jacobson and Planning Commissioners.

Mr. Jacobson added that appropriate consultants may be involved in future reviews.

**Chairman Spink closed the Public Hearing.**

Commissioner Clemons motioned to approve the review of the Comprehensive Plan and Commissioner Gottschalk seconded.

**ROLL CALL VOTE - Motion to approve the Annual Review of the Comprehensive Plan passed 8/0.**

**Planning Commission meeting adjourned at 8:41pm.**

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 Dawn Chamberlain – 913-684-0465

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-059 & 060 Stranger Creek Ranch East

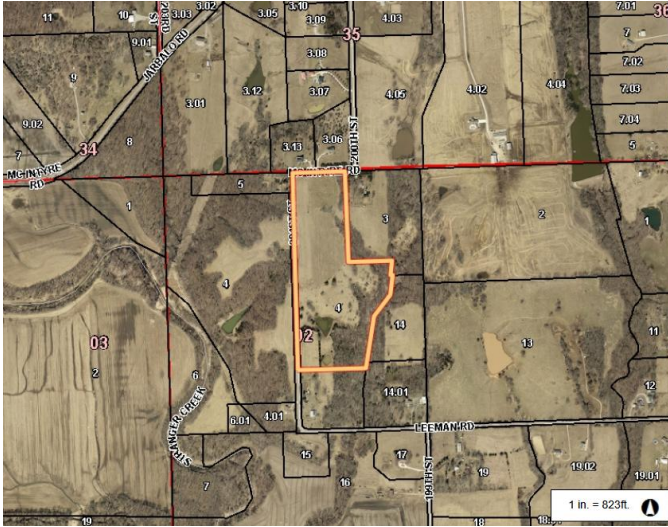
June 10, 2026

**REQUEST:** *Consent Agenda*

- Preliminary Plat       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 00000 201st Street



**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company

**PROPERTY OWNER:**  
DAC Ventures  
Olathe, KS

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-5  
**FUTURE LAND USE DESIGNATION:** RR-2.5

**LEGAL DESCRIPTION:**  
A Minor Subdivision in the Northwest Quarter of Section 2, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A  
**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

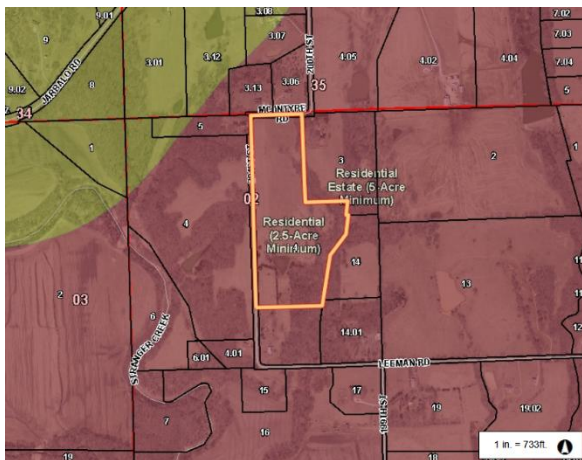
1. Recommend approval of Case No. DEV-26-059 & 060, Preliminary & Final Plat for Stranger Creek Ranch East, to the Board of County Commissioners, with or without conditions; or
2. Recommend denial of Case No. DEV-26-059 & 060, Preliminary & Final Plat for Stranger Creek Ranch East to the Board of County Commissioners for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 31 Acres  
**PARCEL ID NO:** 141-02-0-00-00-004  
**BUILDINGS:** N/A

**PROJECT SUMMARY:**  
Request for a preliminary & final plat approval to subdivide property located at 00000 201st St (PID #141-02-0-00-00-004) as Lots 01 through 06 of Stranger Creek Ranch East.

**ACCESS/STREET:**  
201st Street - Local, Gravel ± 20';  
McIntyre Rd - Local, Gravel ± 20';

**FUTURE LAND USE DESIGNATION MAP:**



**UTILITIES**

**SEWER:** Private Septic  
**FIRE:** High Prairie  
**WATER:** RWD 8  
**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:** 6/2/2026  
**NEWSPAPER NOTIFICATION:** N/A  
**NOTICE TO SURROUNDING PROPERTY OWNERS:** N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 31-acre parcel into six (6) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 4 will be approximately 6 acres in size. Lots 1 – 3 & 5 – 6 will be approximately 5 acres in size. All lots meet the requirements for the RR-5 zoning district.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:  
 Memo – RWD 8, dated April 23, 2026

**PROPOSED MOTIONS:**

Approve case DEV-26-059/060, a request to plat the property located at 00000 201<sup>st</sup> Street into a 6-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-059/060 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-059/060, a request to plat the property located at 00000 201<sup>st</sup> Street into a 6-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-059/060.*

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

*Motion: Chairman, I move to table Case No. DEV-26-059/060 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: DAC Ventures, LLC  
 MAILING ADDRESS: [REDACTED] MAILING ADDRESS [REDACTED]  
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Leavenworth, KS 66048  
 PHONE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 EMAIL : \_\_\_\_\_ EMAIL \_\_\_\_\_

**GENERAL INFORMATION**

Proposed Subdivision Name: Stranger Creek Ranch East  
 Address of Property: 00000 201st Street  
 PID: 141-02-0-00-00-004 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: <u>31 AC</u>	Number of Lots: <u>6</u>	Minimum Lot Size: <u>5 Ac</u>
Maximum Lot Size: <u>6.4 Ac</u>	Proposed Zoning: <u>RR-5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 8</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>High Prairie</u>	Electric Provider: <u>Evergy</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>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 4-22-26

Date: 4-22-26

**ATTACHMENT A**

**Transaction Identification Data, for which the Company assumes no liability  
as set forth in Commitment Condition 5.e.:**

Issuing Agent ALTA Registry ID: 1016833

Issuing Office: Buyer(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086  
Closer: Chelsea Logan | Phone: (913)845-2035 | Fax: (913)845-2028

Issuing Office: Seller(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086  
Closer: Chelsea Logan | Phone: (913)845-2035 | Fax: (913)845-2028

File No.: C25013626

Property Address: 24030 201st St, Leavenworth, KS 66048

**SCHEDULE A**

1. Commitment Date: October 30, 2025 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owner's Policy (2021) Proposed Policy Amount: \$1,195,000.00  
Proposed Insured: DAC Ventures, LLC & or Assigns Premium: \$2,080.00
  - b. ALTA Loan Policy (2021) Proposed Policy Amount: \$1,195,000.00  
Proposed Insured: Equity Bank Premium: \$800.00
3. The estate or interest in the Land at the Commitment Date is:  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
Jean M. Cash and Deborah Ann Gaddie and Beric C. Lynch and George Daniel Lynch and Patrick Alan Lynch
5. The Land is described as follows:

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FNTI Form No.: KSCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021 (with Kansas Modifications)

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## SCHEDULE A

(Continued)

11.75 acres of land in the East Half of the Northwest Quarter of Section Two (2) in Township Ten (10) South of Range Twenty-one (21) East of the Sixth P.M., in Leavenworth County, Kansas, described as commencing at the Northwest corner of the East Half of the Northwest Quarter of said Section; thence South 14.32 chains, thence East 8.23 chains; thence North 14.27 chains; thence West 8.23 chains to place of beginning

25 acres of land, more or less, in the East Half of the Northwest Quarter of Section Two (2), in Township Ten (10) South of Range Twenty-one (21) East of the Sixth P.M., described as beginning at a point 10 chains West and 5 chains North of the Southeast corner of said Quarter Section; thence West 10 chains, thence North 20.97 chains, thence East 15.25 chains, thence South along the West line of the William Stillings Tract to beginning

5 acres of land, more or less, in the Southeast Quarter of the Northwest Quarter of Section Two (2), Township Ten (10) South of Range Twenty-one (21) East of Sixth P.M., described as beginning at a point 10 chains West of the Southeast corner of the Northwest Quarter of said Section Two (2), thence West 10 chains, thence North 5 chains, thence East 10 chains, thence South 5 chains, to the place of beginning, less a 20 foot strip off the West side thereof for a road and less 1/2 acre in Southwest corner reserved for church purpose

AND the West Half of the Northwest Quarter of Section Two (2), in Township Ten (10) of Range Twenty-one (21), Leavenworth County, Kansas

LESS a tract of land in the Northwest Quarter of Section Two (2), Township Ten (10) South, Range Twenty-one (21) East, more fully described as follows: Beginning at the Northeast corner of the West Half of the Northwest Quarter of said Section Two (2), thence Westerly 1043.50 feet along the North line of said Northwest Quarter; thence Southerly 206.70 feet; thence Easterly 1043.50 feet to a point on the East line of the West Half of the Northwest Quarter; thence Northerly 208.70 feet along the East line of the West Half of said Northwest Quarter to the Point of Beginning, containing 5.02 acres, more or less.

Countersigned:

Janet Bishop

**Continental Title Company**

13571 S Mur Len Rd

Olathe, KS 66062

By: Janet Bishop

Authorized Countersignature

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FNTI Form No.: KSCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021 (with Kansas Modifications)

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AMERICAN  
LAND TITLE  
ASSOCIATION



C25013626

AFFIDAVIT

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

COUNTY OF LEAVENWORTH ~~Johnson~~ *Leavenworth*

STATE OF KANSAS

We/I Jim Coyle Mgr and DAC Ventures, LLC

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at - [redacted] Leavenworth KS 66048, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

Signed and entered this 13 day of February 2026

Jim Coyle 6432 M<sup>th</sup> Rd, Shawnee  
Print Name, Address, Telephone KS 66226

Signature

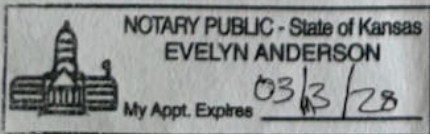
STATE OF KANSAS

COUNTY OF LEAVENWORTH ~~Johnson~~ *Johnson*

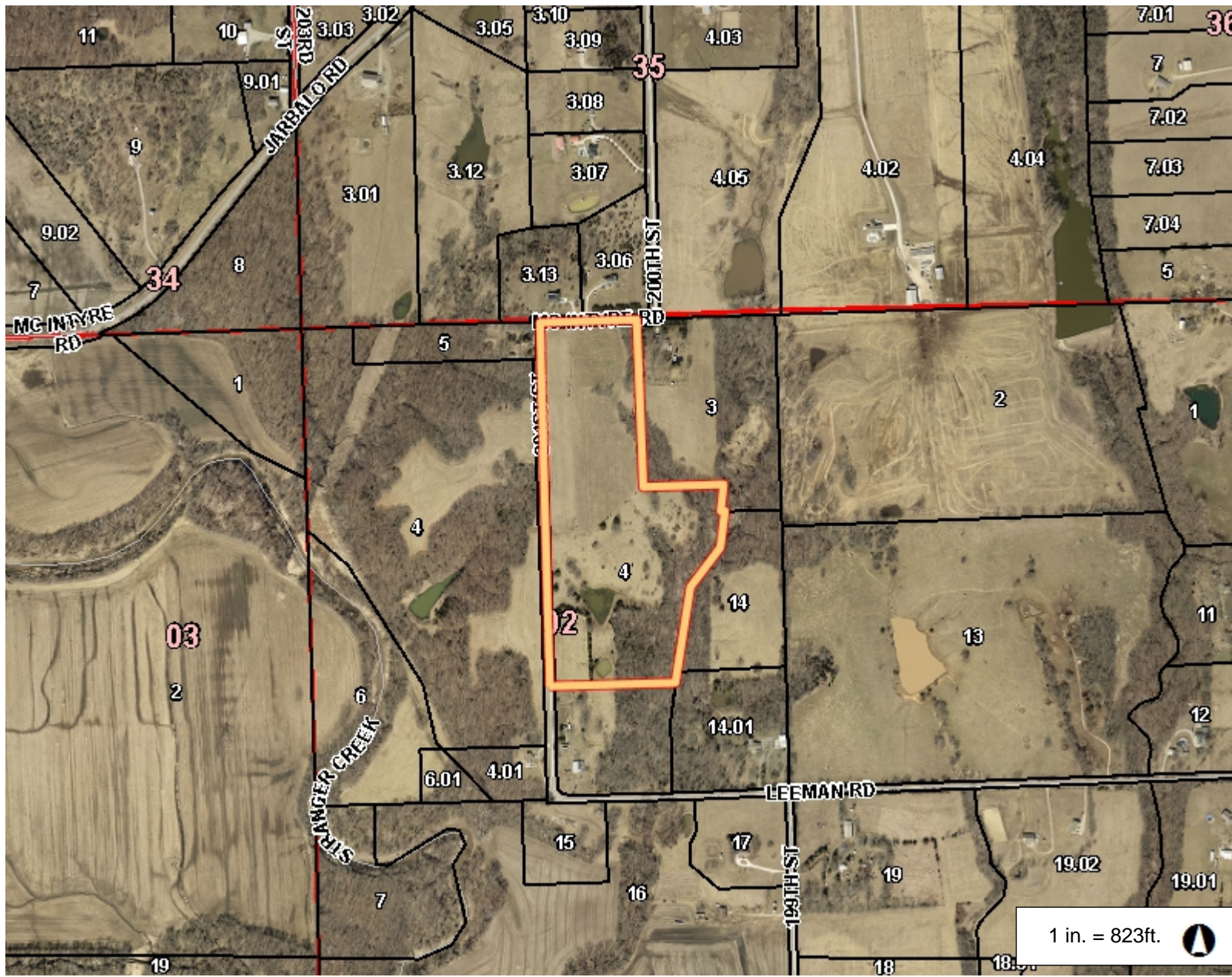
Be it remember that on this 13<sup>th</sup> day of February 2026 before me, a notary public in and for said County and State came Jim Coyle to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Evelyn Anderson  
03/13/28

My Commission Expires: \_\_\_\_\_ (seal)




# Leavenworth County, KS



## Legend

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

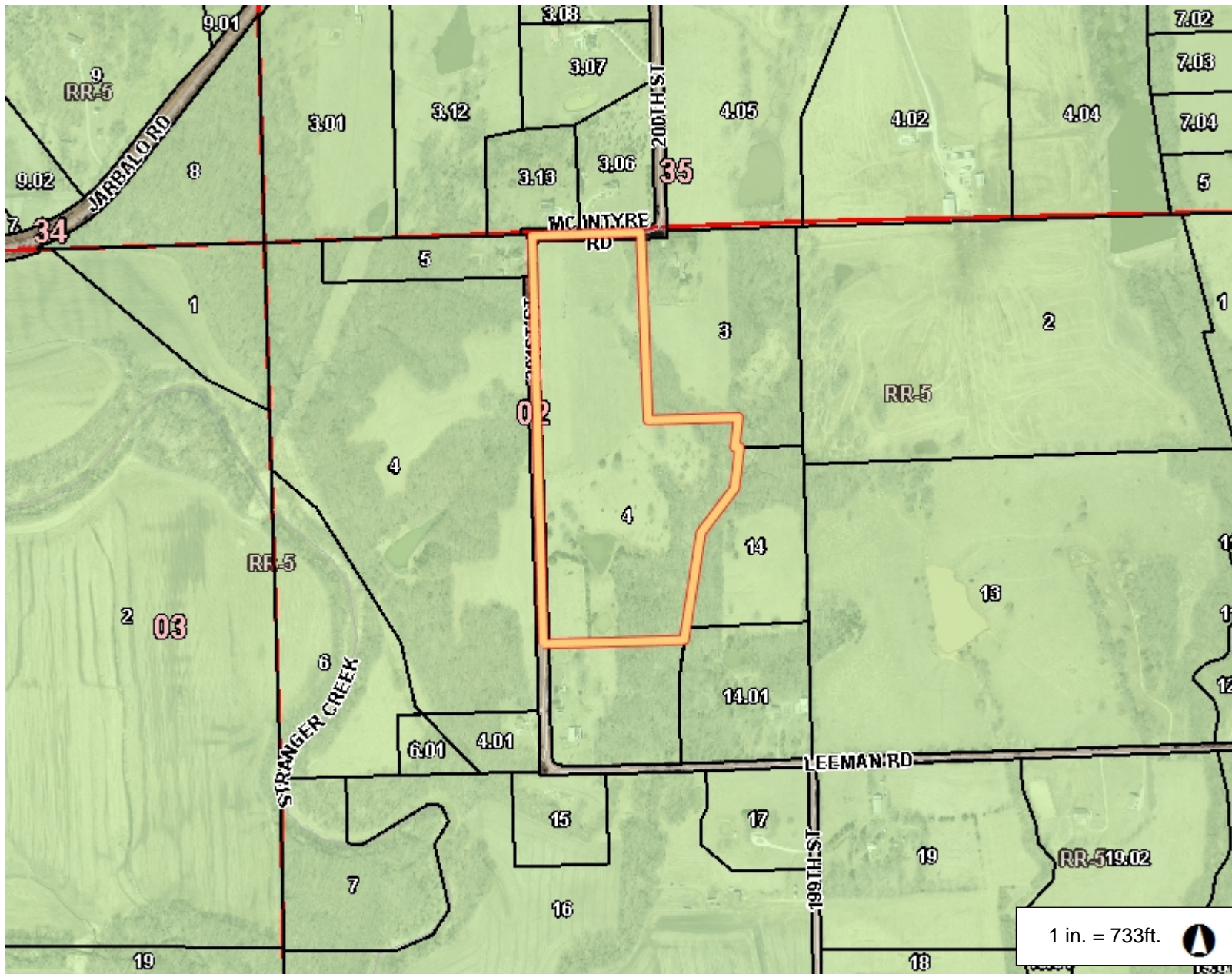
1 in. = 823ft. 

1,645.3      0      822.67      1,645.3 Feet

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

## Notes

# Leavenworth County, KS

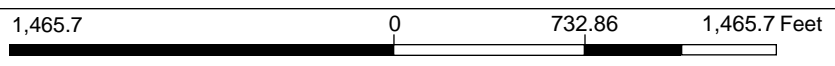


### Legend

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

### Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

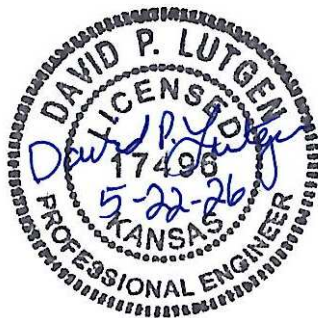


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

6-02-26 PW Combined Review. No further comment.

Stranger Creek Ranch East  
Leavenworth County Kansas  
Drainage Report  
March 28, 2026  
Revised May 22, 2026



# STRANGER CREEK RANCH EAST

A Minor Subdivision in the East Half of the Northwest Quarter, Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
 DAC Ventures, LLC  
 24030 201st Street  
 Leavenworth, KS 66048  
 PID NO. 141-02-0-00-004

**TRACT 3:**  
 Tract of land in the East Half of the Northwest Quarter of Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring FS-1296 on February 21, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 44'42" East for a distance of 1314.77 feet along the North line of said Northwest Quarter to the West line of the East Half of said Northwest Quarter and the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 44'42" East for a distance of 543.20 feet along said North line; thence South 01 degrees 44'56" East for a distance of 943.21 feet; thence North 88 degrees 04'28" East for a distance of 453.44 feet to the West line of the Original Williams Stillings Tract per Deed Book 62 Page 110; thence South 06 degrees 04'52" West for a distance of 304.91 feet along said West line; thence South 36 degrees 19'52" West for a distance of 297.00 feet along said West line; thence South 07 degrees 04'52" West for a distance of 550.58 feet along said West line; thence North 88 degrees 00'15" West for a distance of 455.84 feet; thence South 88 degrees 16'02" West for a distance of 232.54 feet to the West line of said East Half; thence North 01 degrees 44'56" West for a distance of 1996.46 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.  
 Said property contains 31.96 acres, more or less, including road right of way.  
 Error of Closure: 1 - 619619

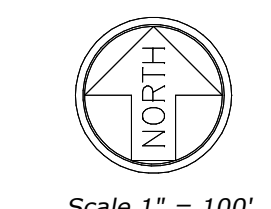
Provide no access hatch 100' both ways along roadways from corner.

Contours indicate a culvert.

Depict existing roadway.

Contours indicate a culvert.

06-02-26  
 PW Comments  
 Comments

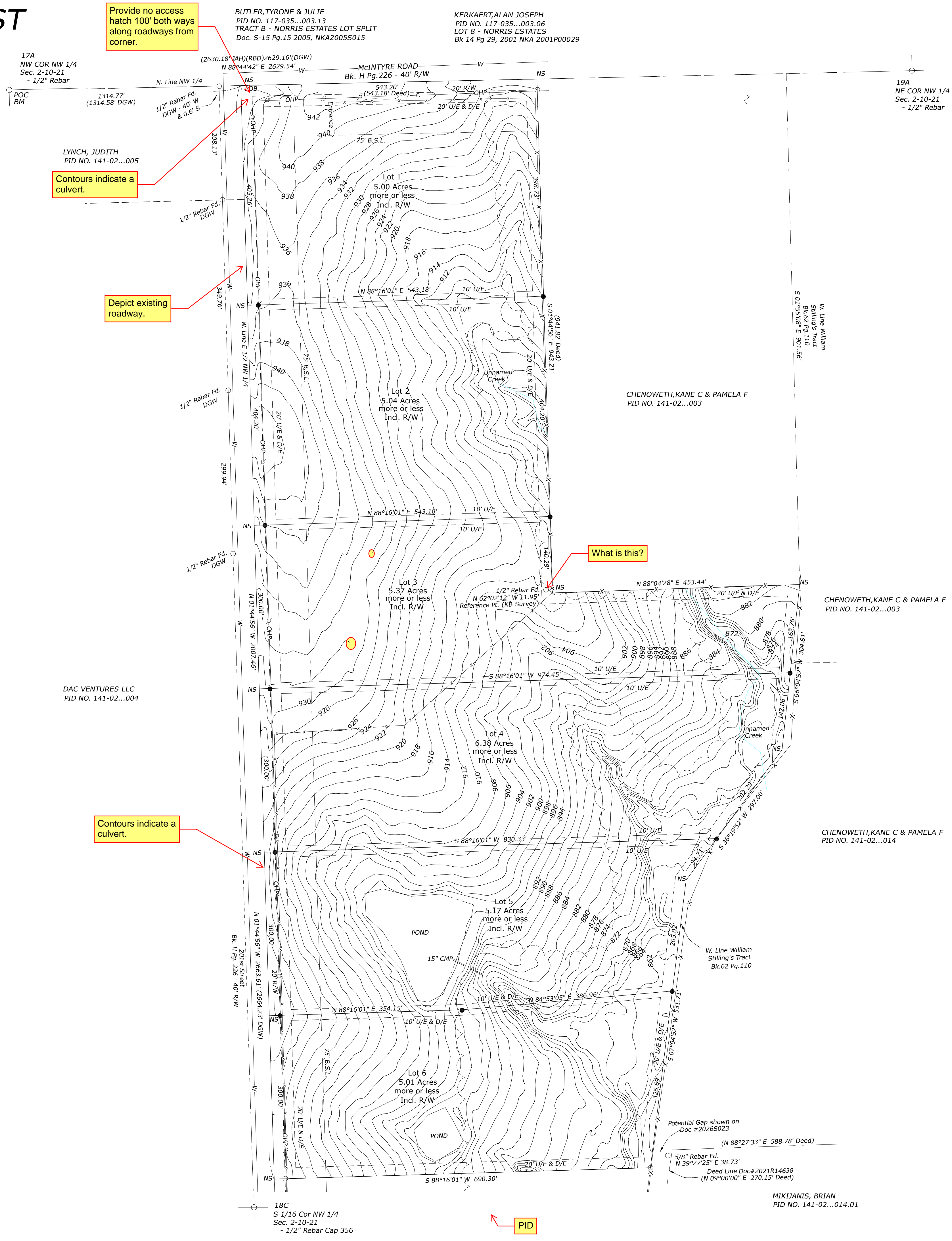
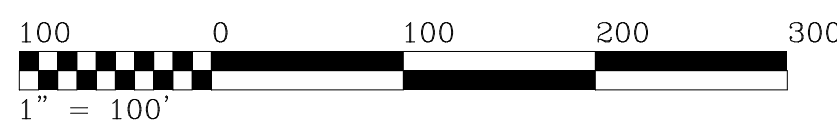


Scale 1" = 100'

Job # K-24-1846  
 November 24, 2024 Rev. 1/9/25



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



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

**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 Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW COR Section 2 - 1/2" Rebar - Elev - 880.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2026R01070
  - 12) Utility Companies -  
 - Water - RWD 8  
 - Electric - Everygy  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas
  - 13) Reference Fidelity National Title Insurance Company File Number C25013626 dated October 30, 2025
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
 - All side yard setbacks - 15' (Accessory - 15')  
 - All rear yard setbacks - 40' (Accessory - 15')
  - 16) Existing Structures, if any, shown in approximate location.
  - 17) Fence Lines do not necessarily denote the boundary line for the property.
  - 18) Reference Surveys:  
 DGW - D.G.White Survey Doc # 2010S022  
 KB - Kenneth Bloom Survey 57-232, 1966 NKA 1966S232  
 DEB - D.E.Baumchen High Prairie Township Survey  
 JAH - J.A.Herring Doc #2025S090, #2026S023  
 NORRIS ESTATES Bk 14 Pg 29, 2001 NKA 2001P00029  
 RBD - R.B.Dill Surveys Doc 2016S003 & 2015S045

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

What is this?

Repeat comment: Provide a vicinity map

PID

MIKIJANIS, BRIAN  
 PID NO. 141-02...014.01

# STRANGER CREEK RANCH EAST

A Minor Subdivision in the East Half of the Northwest Quarter, Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
 DAC Ventures, LLC  
 24030 201st Street  
 Leavenworth, KS 66048  
 PID NO. 141-02-0-00-00-04

TRACT 3: Per recorded Doc #2026S023  
 Tract of land in the East Half of the Northwest Quarter of Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS#1296 on February 21, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 44'42" East for a distance of 1314.77 feet along the North line of said Northwest Quarter to the West line of the East Half of said Northwest Quarter and the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 44'42" East for a distance of 543.20 feet along said North line; thence South 01 degrees 44'56" East for a distance of 943.21 feet; thence North 88 degrees 04'28" East for a distance of 453.44 feet to the West line of the Original Williams Stillings' Tract per Deed Book 62 Page 110; thence South 56 degrees 04'52" West for a distance of 304.81 feet along said West line; thence South 36 degrees 19'52" West for a distance of 297.00 feet along said West line; thence South 07 degrees 04'52" West for a distance of 550.58 feet along said West line; thence North 88 degrees 00'15" West for a distance of 455.84 feet; thence South 88 degrees 16'02" West for a distance of 232.54 feet to the West line of said East Half; thence North 01 degrees 44'56" West for a distance of 1996.46 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.  
 Said property contains 31.96 acres, more or less, including road right of way.  
 Error of Closure: 1 - 619619

### 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: STRANGER CREEK RANCH EAST.

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 STRANGER CREEK RANCH EAST, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

James A. Coyle, Manager  
 DAC Ventures, LLC

NOTARY CERTIFICATE:  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came James A. Coyle, Manager - DAC Ventures, 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 STRANGER CREEK RANCH EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary  
 John Jacobson

Chairman  
 Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of STRANGER CREEK RANCH EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman  
 Mike Stieben

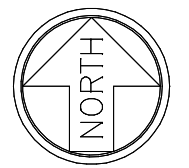
County Clerk  
 Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Todd

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

Daniel Baumchen, PS#1363  
 County Surveyor

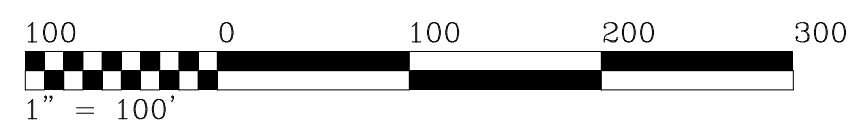


Scale 1" = 100'

Job # K-26-1976  
 April 22, 2026 Rev. 6-1-26



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

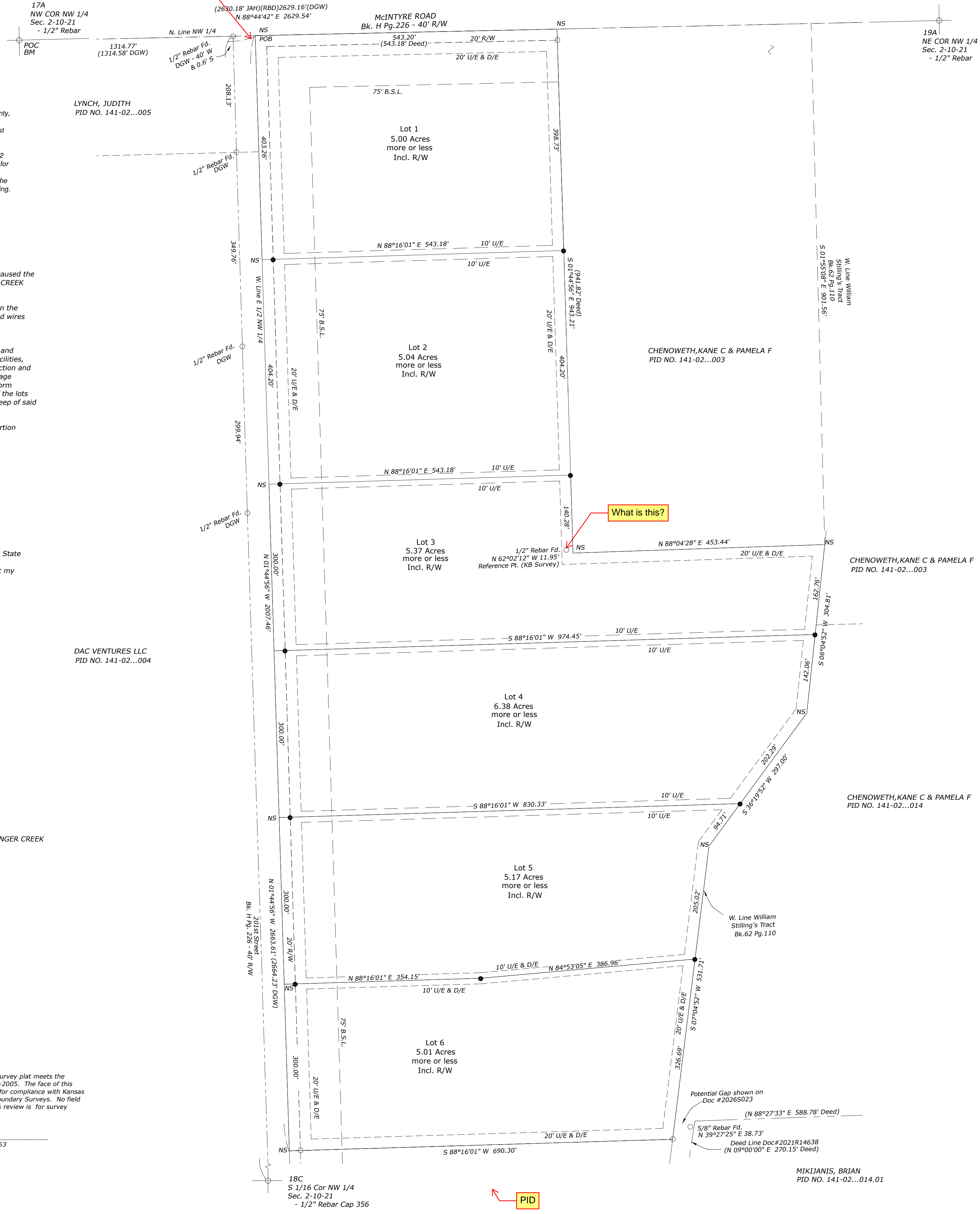


Provide no access hatch 100' both ways along roadways from corner.

Repeat Comment: Add existing property line.

BUTLER, TYRONE & JULIE  
 PID NO. 117-035...003.13  
 TRACT B - NORRIS ESTATES LOT SPLIT  
 Doc. 5-15 Pg.15 2005, NKA2005S015

KERKAERT, ALAN JOSEPH  
 PID NO. 117-035...003.06  
 LOT 8 - NORRIS ESTATES  
 Bk 14 Pg 29, 2001 NKA 2001P00029



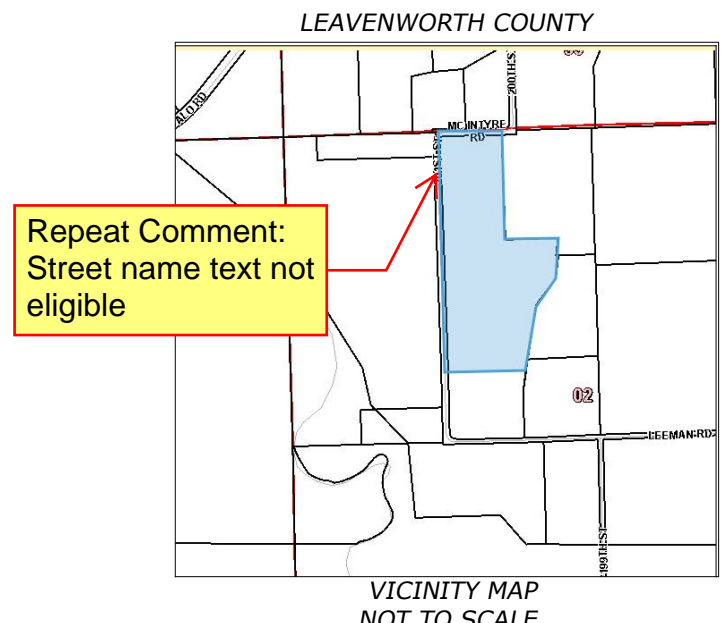
06-02-26  
 PW Comments  
 Comments

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

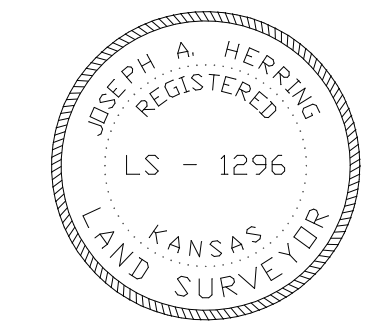
ZONING:  
 RR 5 - Rural Residential 5

- 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 Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW COR Section 2 - 1/2" Rebar - Elev - 880.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2026R01070
  - 13) Utility Companies -  
 - Water - RWD 8  
 - Electric - Everygy  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas
  - 14) Reference First National Title Insurance Company File Number C25013626 dated October 30, 2025
  - 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) Existing Structures, if any, shown in approximate location.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
 DGW - D.G.White Survey Doc # 2010S022  
 KB - Kenneth Bloom Survey 57-232, 1966 NKA 1966S232  
 DEB - D.E.Baumchen High Prairie Township Survey  
 JAH - J.A.Herring Doc # 2025S090  
 NORRIS ESTATES Bk 14 Pg 29, 2001 NKA 2001P00029  
 RBD - R.B.Dill Surveys Doc 2016S003 & 2015S045

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



Repeat Comment: Street name text not eligible



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

Joseph A. Herring  
 PS # 1296

PID

MIKIANIS, BRIAN  
 PID NO. 141-02...014.01

# STRANGER CREEK RANCH EAST

A Minor Subdivision in the East Half of the Northwest Quarter, Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
DAC Ventures, LLC  
24030 201st Street  
Leavenworth, KS 66048  
PID NO. 141-02-0-00-004

TRACT 3: Per recorded Doc #2026S023  
Tract of land in the East Half of the Northwest Quarter of Section 2, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1206 on February 21, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 44'42" East for a distance of 1314.77 feet along the North line of said Northwest Quarter to the West line of the East Half of said Northwest Quarter and the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 44'42" East for a distance of 543.20 feet along said North line; thence South 01 degrees 44'56" East for a distance of 943.21 feet; thence North 88 degrees 04'28" East for a distance of 453.44 feet to the West line of the Original Williams Stillings Tract per Deed Book 62 Page 110; thence South 56 degrees 04'52" West for a distance of 304.81 feet along said West line; thence South 36 degrees 19'52" West for a distance of 297.00 feet along said West line; thence South 07 degrees 04'52" West for a distance of 550.58 feet along said West line; thence North 88 degrees 00'15" West for a distance of 455.84 feet; thence South 88 degrees 16'02" West for a distance of 232.54 feet to the West line of said East Half; thence North 01 degrees 44'56" West for a distance of 1996.46 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 31.98 acres, more or less, including road right of way. Error of Closure: 1 - 618.819

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: STRANGER CREEK RANCH EAST.

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 STRANGER CREEK RANCH EAST, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

James A. Coyle, Manager  
DAC Ventures, LLC

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came James A. Coyle, Manager - DAC Ventures, 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 STRANGER CREEK RANCH EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary  
John Jacobson

Chairman  
Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of STRANGER CREEK RANCH EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman  
Mike Stieben

County Clerk  
Attest: Fran Keppler

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

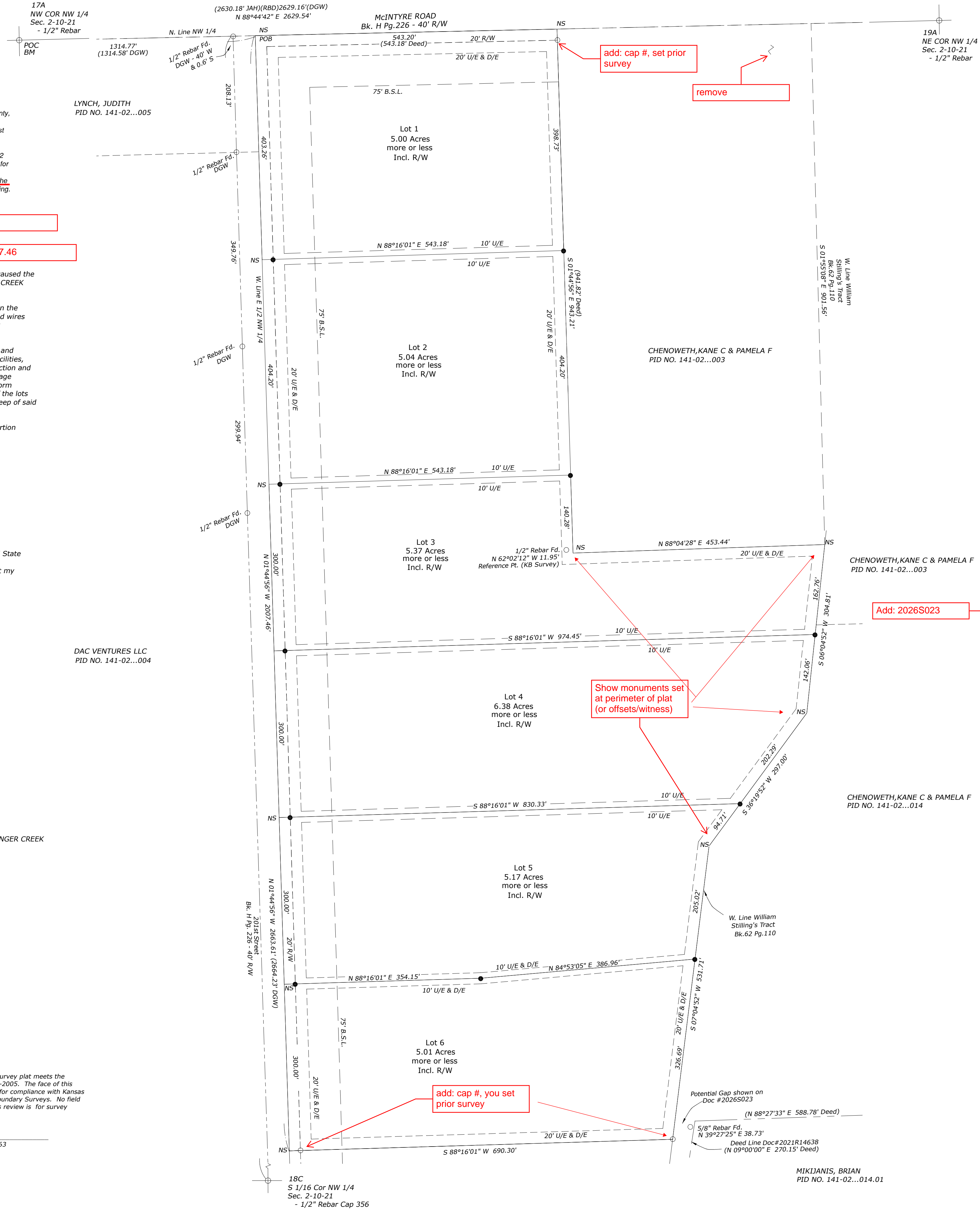
Register of Deeds - TerriLois G. Todd

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

Daniel Baumchen, PS#1363  
County Surveyor

BUTLER, TYRONE & JULIE  
PID NO. 117-035...003.13  
TRACT B - NORRIS ESTATES LOT SPLIT  
Doc. 5-15 Pg.15 2005, NKA2005S015

KERKAERT, ALAN JOSEPH  
PID NO. 117-035...003.06  
TRACT 8 - NORRIS ESTATES  
Bk 14 Pg 29, 2001 NKA 2001P00029

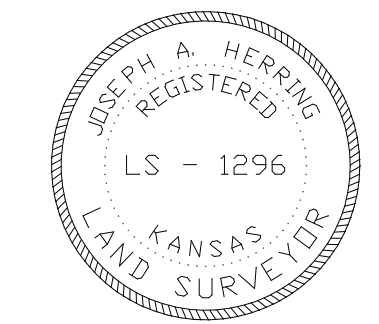
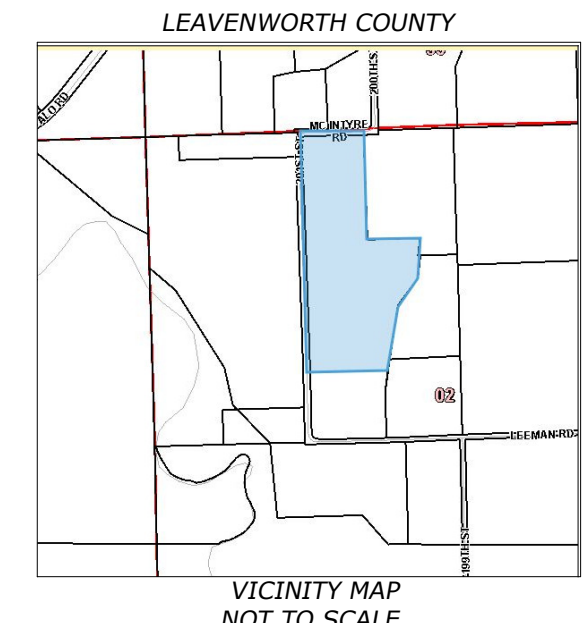


- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures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

ZONING:  
RR 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 Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - NW COR Section 2 - 1/2" Rebar - Elev - 880.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2026R01070
  - 13) Utility Companies -
    - Water - RWD 8
    - Electric - Every
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference First National Title Insurance Company File Number C25013626 dated October 30, 2025
  - 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) Existing Structures, if any, shown in approximate location.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:
    - DGW - D.G.White Survey Doc # 2010S022
    - KB - Kenneth Bloom Survey 57-232, 1966 NKA 1966S232
    - DEB - D.E.Baumchen High Prairie Township Survey
    - JAH - J.A.Herring Doc # 2025S090
    - NORRIS ESTATES Bk 14 Pg 29, 2001 NKA 2001P00029
    - RBD - R.B.Dill Surveys Doc 2016S003 & 2015S045

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



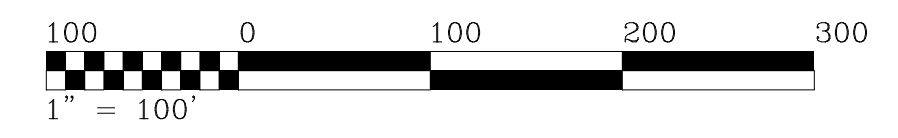
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of April 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

Scale 1" = 100'

Job # K-26-1976  
April 22, 2026 Rev. 6-1-26

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



MIKIANIS, BRIAN  
PID NO. 141-02...014.01

## Schweitzer, Joshua

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Tuesday, April 28, 2026 3:14 PM  
**To:** Johnson, Melissa; PZ  
**Subject:** Fw: Stranger Creek Ranch East

Thank you - Joe Herring

---

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

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

---

**From:** Jeff Simpson  
**Sent:** Tuesday, April 28, 2026 3:00 PM  
**To:** Joe Herring  
**Subject:** RE: Stranger Creek Ranch East  
**High Prairie Township Fire Department is good with the lot splits.**

### **Jeff Simpson**

Fire Chief  
High Prairie Township Fire Department  
Station: 913-297-0001  
Cell: 913-683-1383  
25093 187<sup>th</sup> Street, Leavenworth, Kansas 66048

---

**From:** Joe Herring  
**Sent:** Wednesday, April 22, 2026 11:52 AM  
**To:** PZ ; Rural Water ; Jeff Simpson ; Tyler Rebel ; Ashley VanNess  
**Subject:** Stranger Creek Ranch East  
Please provide the standard service letters for the proposed division.  
Sandra - the waterline upgrade contract should be included as well.  
All - if you could possibly provided statements as soon as possible that would be appreciated.  
Thank you - Joe Herring

---

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

## Schweitzer, Joshua

---

**From:** Tyler Rebel <tyler.rebel@evergy.com>  
**Sent:** Wednesday, April 22, 2026 12:08 PM  
**To:** Joe Herring; PZ  
**Cc:** Ashley VanNess  
**Subject:** RE: [EXTERNAL]Stranger Creek Ranch East  
**Attachments:** K-26-1976 Coyle STRANGER CREEK RANCH EAST PRELIM.pdf

Internal Use Only

Joe/LVCO,

The attached plat, Stranger Creek Ranch East, falls within Evergy's serving territory.

Thanks,

**Tyler Rebel**  
**Distribution Designer**  
**Evergy**  
[tyler.rebel@evergy.com](mailto:tyler.rebel@evergy.com)  
**O:** 913.758.2727  
[evergy.com](http://evergy.com)

---

**From:** Joe Herring  
**Sent:** Wednesday, April 22, 2026 11:52 AM  
**To:** PZ ; Rural Water ; Jeff Simpson ; Tyler Rebel ; Ashley VanNess  
**Subject:** [EXTERNAL]Stranger Creek Ranch East

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Please provide the standard service letters for the proposed division.

Sandra - the waterline upgrade contract should be included as well.

All - if you could possibly provided statements as soon as possible that would be appreciated.

Thank you - Joe Herring

---

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

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# Rural Water District #8

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

Leavenworth County Planning and Zoning  
300 Walnut Street  
Suite 212  
Leavenworth, Kansas 66048

Date: April 23, 2026

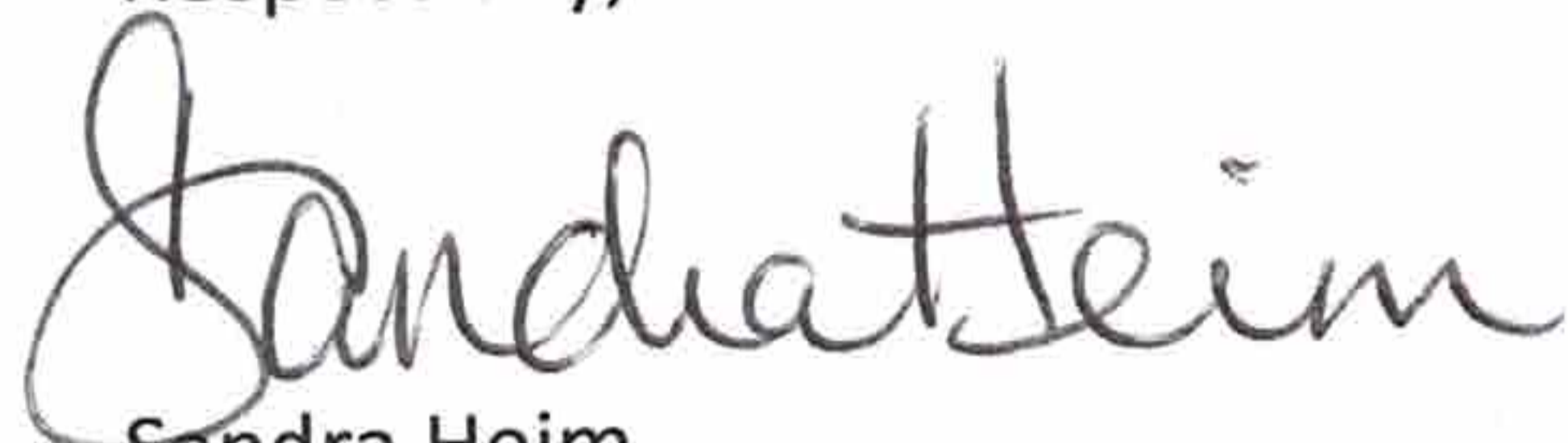
Subdivision: Stanger Creek Ranch East

Location: A minor subdivision in the east half of the northwest quarter, section 2, township 10 south, range 21 east of the 6<sup>th</sup> PM, Leavenworth County, KS.

Dear Director of Planning and Zoning & Staff:

Leavenworth County Rural Water District # 8 has determined that Jim Coyle, has met the upgrades needed to make Water and future Benefit Units for the lots available that were required by our policy and procedures.

Respectfully,



Sandra Heim  
Office Manager  
RWD # 8

*"Serving our members quality water since 1967"*



## Schweitzer, Joshua

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**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Wednesday, April 29, 2026 9:27 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-059 & 060 Preliminary & Final Plat Stranger Creek Ranch East - Herring

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 29, 2026 9:09 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; Dedeke, Andrew ; Brown, Misty ; Miller, Jamie ; Dedeke, Andrew ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-059 & 060 Preliminary & Final Plat Stranger Creek Ranch East - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 5-lot subdivision located at 24030 201<sup>st</sup> St. (PID: 141-02-0-00-00-004).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by May 13, 2026.

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

v / r

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

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

### Disclaimer

*This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed*

## Schweitzer, Joshua

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**From:** Anderson, Kyle  
**Sent:** Friday, May 1, 2026 11:53 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-059 & 060 Preliminary & Final Plat Stranger Creek Ranch East - Herring

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

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

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

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

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 29, 2026 9:09 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Miller, Jamie ; 'adedeke@lvsheriff.org' ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-059 & 060 Preliminary & Final Plat Stranger Creek Ranch East - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 5-lot subdivision located at 24030 201<sup>st</sup> St. (PID: 141-02-0-00-00-004).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by May 13, 2026.

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

v / r

Joshua J. Schweitzer  
Planner II

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-064 & 065 Forge Farms CAE

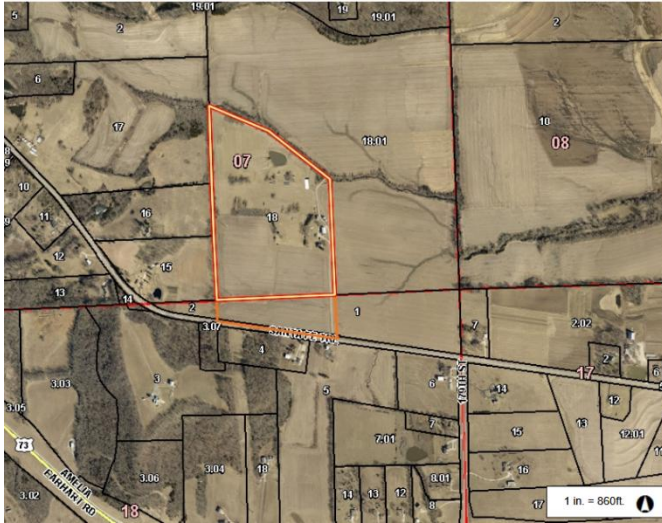
June 10, 2026

**REQUEST:** *Consent Agenda*

- Preliminary Plat                       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 18112 Santa Fe Trail



**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company

**PROPERTY OWNER:**  
Edward J. Forge, Trust  
Leavenworth, KS

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**  
RR-2.5

**LEGAL DESCRIPTION:**  
A Minor Subdivision in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A  
**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

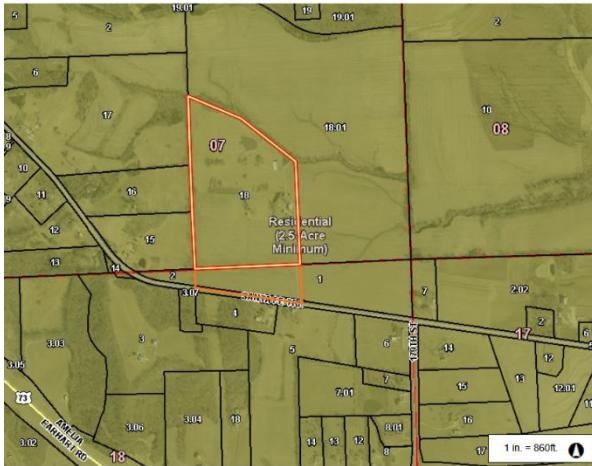
1. Recommend approval of Case No. DEV-26-064 & 065, Preliminary & Final Plat for Forge Farms CAE, to the Board of County Commissioners, with or without conditions; or
2. Recommend denial of Case No. DEV-26-064 & 065, Preliminary & Final Plat for Forge Farms CAE to the Board of County Commissioners for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 60.67 Acres  
**PARCEL ID NO:**  
073-07-0-00-00-018; 074-18-0-00-00-001  
**BUILDINGS:**  
Existing House & Outbuildings

**PROJECT SUMMARY:**  
Request for a preliminary & final plat approval to subdivide property located at 18112 Santa Fe Trail (PID #073-07-0-00-00-018; 074-18-0-00-00-001) as Lots 01 through 02 of Forge Farms CAE. A Cross Access Easement Subdivision.

**ACCESS/STREET:**  
Santa Fe Trail - Arterial, Paved ± 28';

**FUTURE LAND USE DESIGNATION MAP:**



**UTILITIES**

**SEWER:** Private Septic  
**FIRE:** Kickapoo  
**WATER:** RWD 2  
**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
6/2/2026  
**NEWSPAPER NOTIFICATION:**  
N/A  
**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 60-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 will be approximately 57 acres in size. Lots 2 will be approximately 3 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

**PROPOSED CONDITIONS:**

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

**PROPOSED MOTIONS:**

Approve case DEV-26-064/065, a request to plat the property located at 18112 Santa Fe Trail into a 2-lot Cross Access Easement subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-064/065 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-064/065, a request to plat the property located at 18112 Santa Fe Trail into a 2-lot Cross Access Easement not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-064/065.*

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

*Motion: Chairman, I move to table Case No. DEV-26-064/065 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company NAME: Edward J. Forge Trust  
MAILING ADDRESS: [REDACTED] MAILING ADDRESS [REDACTED]  
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Leavenworth, KS 66048  
PHONE: [REDACTED] PHONE: N/A  
EMAIL: [REDACTED] EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: FORGE FARMS C.A.E.  
Address of Property: [REDACTED]  
PID: PID NO. 073-07-0-00-00-018 Urban Growth Management Area: N/A  
PID NO. 074-18-0-00-00-001

**SUBDIVISION INFORMATION**

Gross Acreage: 60 AC	Number of Lots: 2	Minimum Lot Size: 3 AC
Maximum Lot Size: 57 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 2	Proposed Sewage: Septic
Fire District: Kickapoo	Electric Provider: Evergy	Natural Gas Provider: Atmos / propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector - Arterial – State - Federal</i>	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

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

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

Signature: Joe Herring - digitally signed 4-6-26

Date: 4-6-26

**ATTACHMENT A**

# Lawyers Title of Kansas, Inc.



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

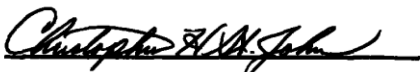
## OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **03/31/2026 07:00 AM** **Case No: 49805**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:  
**Victoria L. Wells, Trustee, of the Edward J. Forge Declaration of Trust dated January 30, 1996, SHARE FBO Victoria L. Wells**
3. The land referred to in this Report is described as follows:  
**18112 Santa Fe Trail Leavenworth, KS 66048**

**See Page 2 Schedule A for Legal Description**

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

**Lawyers Title of Topeka, Inc.**



**Abstractor**

# Lawyers Title of Kansas, Inc.

## OWNERS AND ENCUMBRANCE REPORT

### SCHEDULE A Legal Description

Case No.: 49805

A tract of land being in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 18, 2025, more fully described as follows: Beginning at the South Quarter corner of said Section 7; thence North 02 degrees 34'10" West for a distance of 1727.22 feet along a property line agreement dated February 16, 1954; thence North 03 degrees 41'47" West for a distance of 339.55 feet along said agreed line; thence South 67 degrees 14'01" East for a distance of 735.98 feet; thence South 51 degrees 50'17" East for a distance of 842.53 feet; thence South 02 degrees 06'45" East for a distance of 1664.70 feet the North right of way line of Santa Fe Trail, said point being in said Section 18; thence North 81 degrees 42'39" West for a distance of 394.00 feet along said right of way; thence South 08 degrees 17'21" West for a distance of 12.00 feet along said right of way; thence North 81 degrees 42'39" West for a distance of 915.33 feet along said right of way to a 1/2" Bar Cap LS-1296 on the West line of the Northeast Quarter of said Section 18; thence North 01 degrees 27'04" West for a distance of 227.83 feet along said West line to the point of beginning. Known as Tract A on Certificate of Survey recorded February 9, 2026 in Document No. 2026S010.

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

Trustee's Deed dated March 26, 2026, executed by Victoria L. Wells, Trustee of the Edward J. Forge Declaration of Trust dated January 30, 1996, and any amendments thereto, to Victoria L. Wells, Trustee of the Edward J. Forge Declaration of Trust dated January 30, 1996, SHARE FBO Victoria L. Wells, filed March 26, 2026 at 3:39 PM, and recorded in Document No. 2026R02453.]

AFFIDAVIT

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

We/I VICTORIA L. Wells and \_\_\_\_\_

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

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 24 day of Aug, 2025

VICTORIA L. Wells 913-240-6420  
\_\_\_\_\_  
Print Name, Address, Telephone

Victoria L. Wells  
\_\_\_\_\_  
Signature

STATE OF KANSAS                    )  
  ) SS  
COUNTY OF LEAVENWORTH )

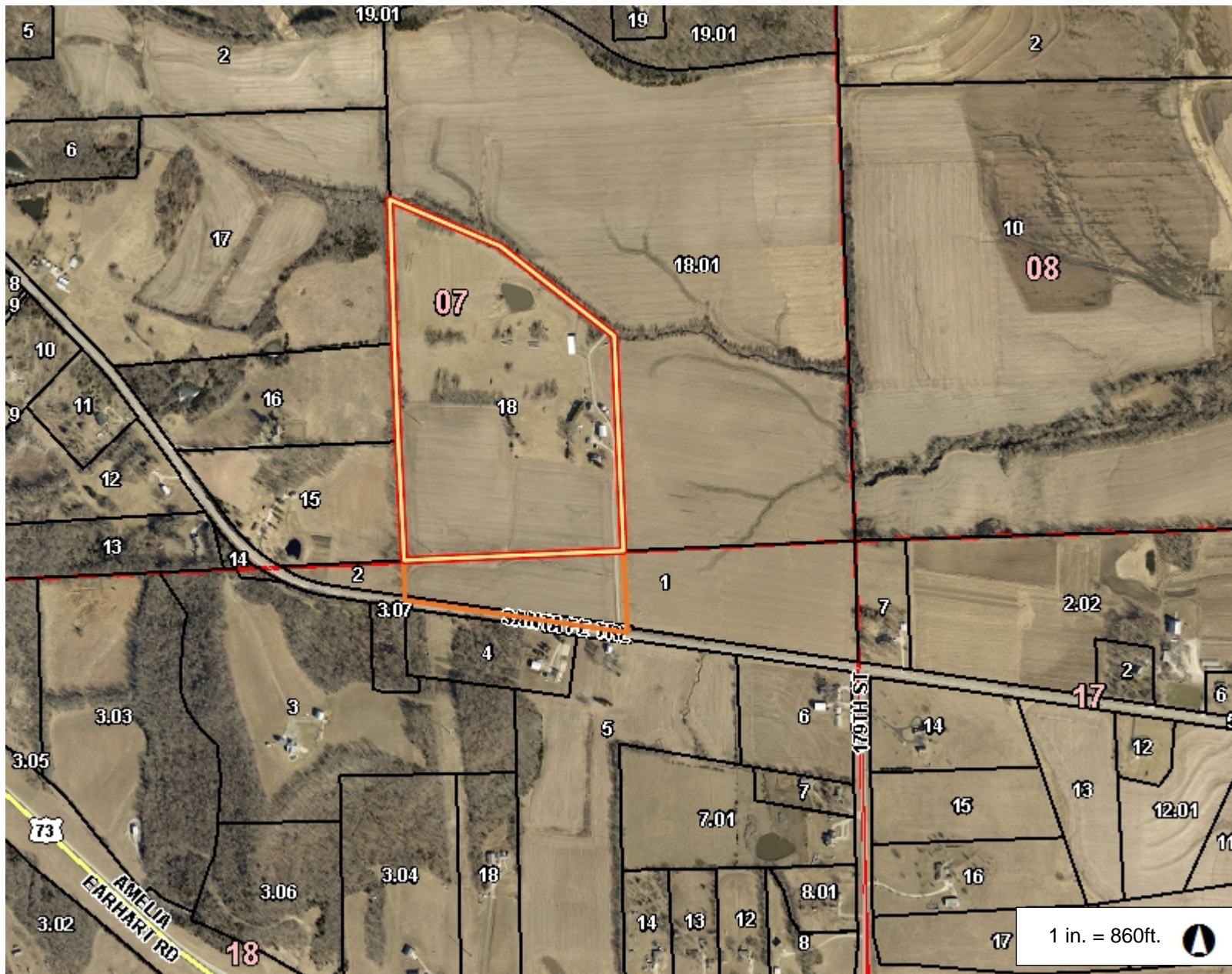
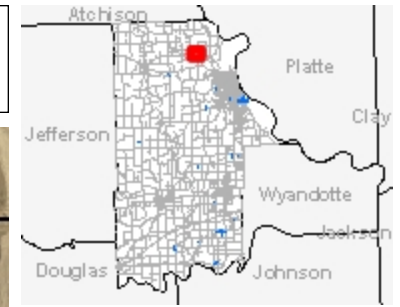
Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and for said County and State came \_\_\_\_\_ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof,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

NOTARY PUBLIC \_\_\_\_\_

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

(seal)

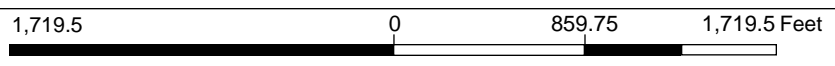
# Leavenworth County, KS



## Legend

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

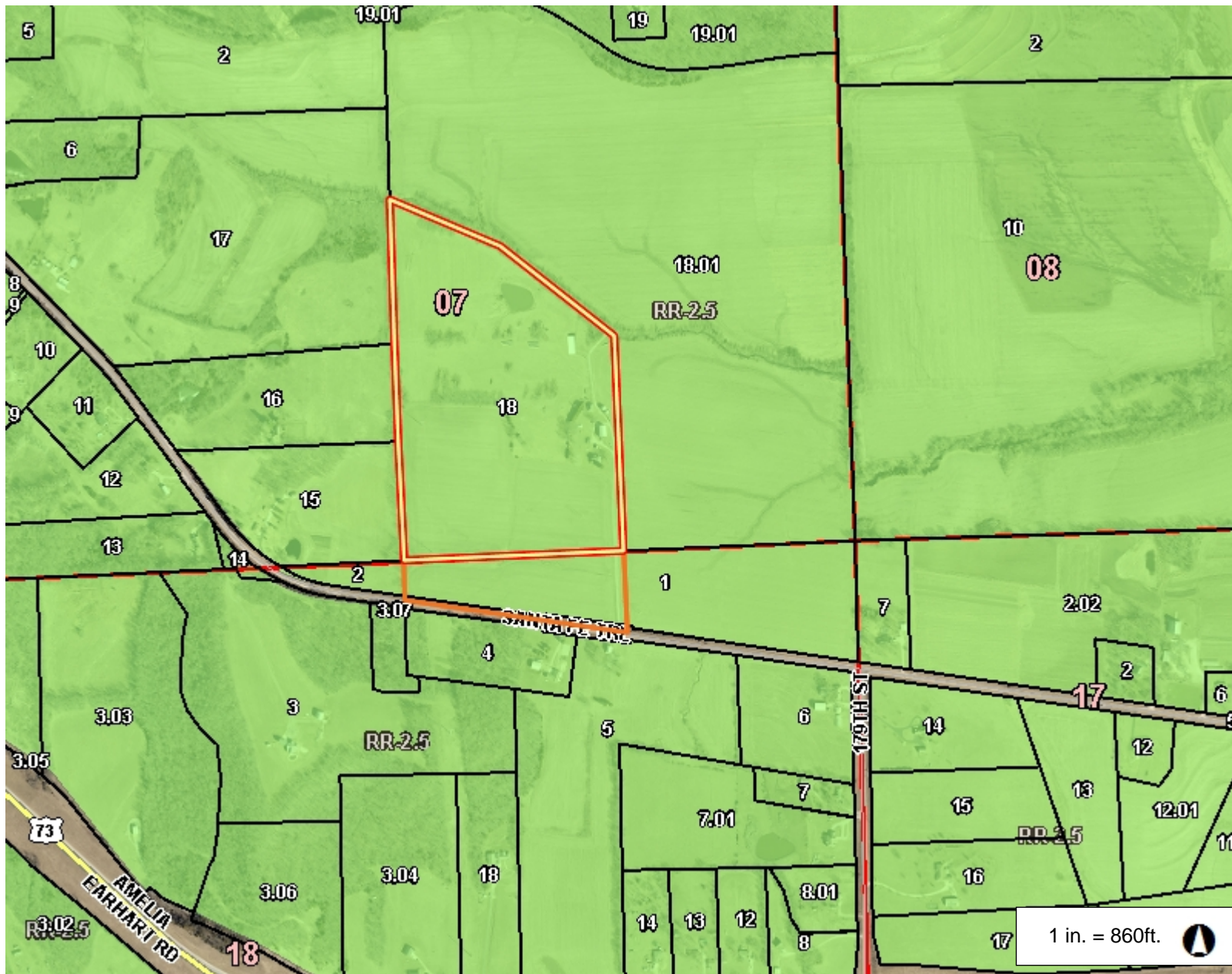
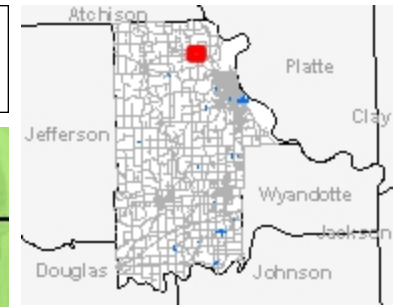
1 in. = 860ft.



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

## Notes

# Leavenworth County, KS



## Legend

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

## Notes

1,719.5      0      859.75      1,719.5 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

6-01-26 PW Combined Review

Proposed exhibit DA#1 depicts an increase in impervious but the composite table DA#1 indicates a decrease. Revise.

Proposed exhibit DA#1 indicates an increase in gravel with the gravel drive extension. Composite table DA#1 doesn't indicate an increase. Revise.

Forge Farm Estates  
Leavenworth County Kansas  
Drainage Report  
March 14, 2026  
Revised May 31, 2026



# FORGE FARMS C.A.E.

A Cross Access Easement Plat in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:

EDWARD J FORGE TRUST  
18112 SANTA FE TRAIL  
Leavenworth, KS 66048  
PID NO. 073-07-0-00-00-018  
PID NO. 074-18-00-00-001

RECORD DESCRIPTION: Doc # 2026R02453  
A tract of land being in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 18, 2025, more fully described as follows:  
Beginning at the South Quarter corner of said Section 7; thence North 02 degrees 34'10" West for a distance of 1727.22 feet along a property line agreement dated February 16, 1954; thence North 03 degrees 41'47" West for a distance of 339.55 feet along said agreed line; thence South 67 degrees 14'01" East for a distance of 735.98 feet; thence South 51 degrees 50'17" East for a distance of 842.53 feet; thence South 02 degrees 06'45" East for a distance of 1664.70 feet the North right of way line of Santa Fe Trail; said point being in said Section 18; thence North 81 degrees 42'39" West for a distance of 394.00 feet along said right of way; thence South 08 degrees 17'21" West for a distance of 12.00 feet along said right of way; thence North 81 degrees 42'39" West for a distance of 915.33 feet along said right of way to a 1/2" Bar Cap LS-1296 on the West line of the Northeast Quarter of said Section 18; thence North 01 degrees 27'04" West for a distance of 227.83 feet along said West line to the point of beginning.  
Together with and subject to covenants, easements and restrictions of record.  
Said property contains 60.67 acres, more or less.  
Error of Closure - 1 : 630224

**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: FORGE FARMS C.A.E..

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 all Lots. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,  
We, the undersigned owners of FORGE FARMS C.A.E., have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Victoria L. Wells, Trustee  
EDWARD J FORGE TRUST

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Victoria L. Wells, Trustee to the FORGE FARMS C.A.E., 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 FORGE FARMS C.A.E. this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary John Jacobson Chairman Jeff Spink

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of FORGE FARMS C.A.E. this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman Mike Stieben County Clerk Attest: Fran Keppler

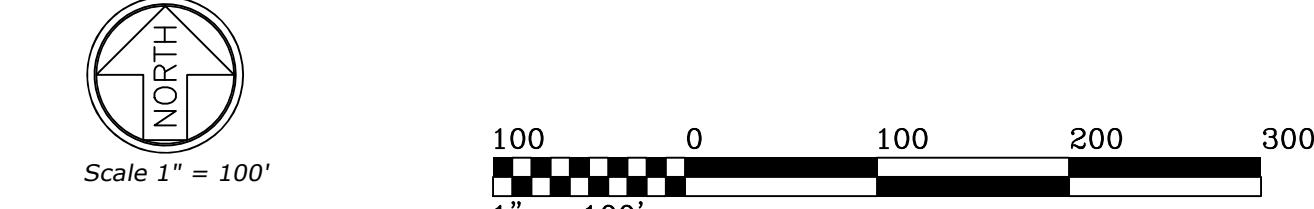
- LEGEND:
- - 1/2" Bar Set with Cap No.1296
- - 1/2" Bar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- Centerline
- Section Line
- BM - Benchmark
- POB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

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

Register of Deeds - TerriLois G. Todd

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

Daniel Baumchen, PS#1363  
County Surveyor



Job # K-26-606  
April 6, 2026 Rev. May 31, 2026

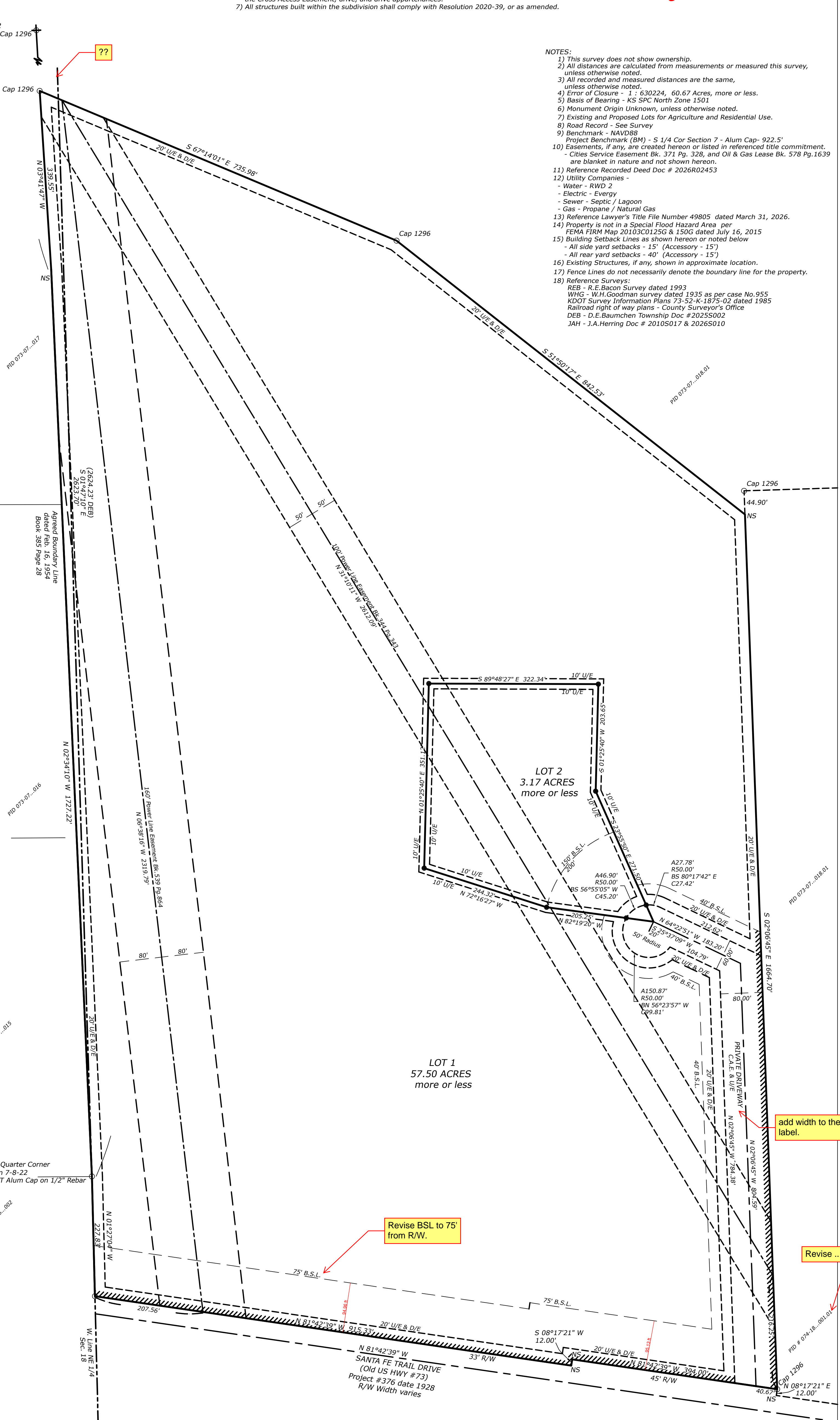
J. Herring & Co. Surveying Company  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@camcosh.com

ZONING:  
RR 2.5 - Rural Residential 2.5

- 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 the private Driveway through the Cross Access Easement.
  - 5) Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

06-01-26  
PW Combined  
Comments

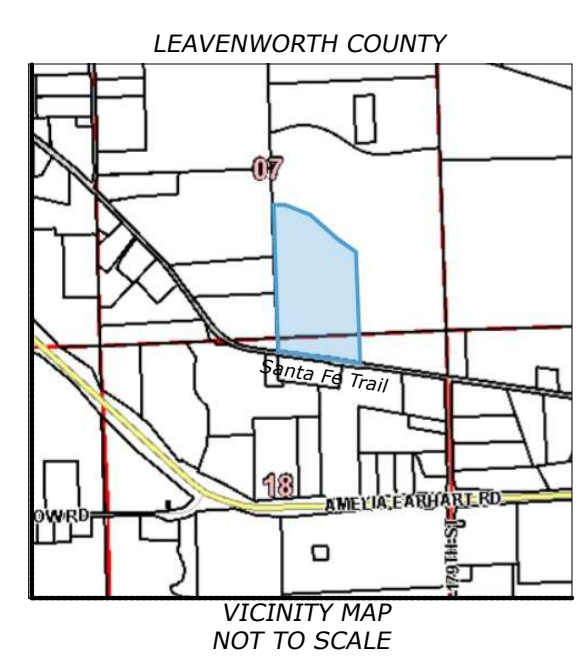
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 : 630224, 60.67 Acres, more or less.
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88  
Project Benchmark (BM) - S 1/4 Cor Section 7 - Alum Cap- 922.5'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.  
- Cities Service Easement Bk. 371 Pg. 328, and Oil & Gas Lease Bk. 578 Pg.1639 are blanket in nature and not shown hereon.
  - 11) Reference Recorded Deed Doc # 2026R02453
  - 12) Utility Companies  
- Water - RWD 2  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title File Number 49805 dated March 31, 2026.
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G & 150G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Existing Structures, if any, shown in approximate location.
  - 17) Fence Lines do not necessarily denote the boundary line for the property.
  - 18) Reference Surveys:  
REB - R.E. Bacon Survey dated 1993  
WHG - W.H. Goodman survey dated 1935 as per case No.955  
KDOT Survey Information Plans 73-52-K-1875-02 dated 1985  
Railroad right of way plans - County Surveyor's Office  
DEB - D.E. Baumchen Township Doc #2025S002  
JAH - J.A. Herring Doc # 2010S017 & 2026S010



Revise BSL to 75' from R/W.

add width to the label.

Revise ... 001.0



JOSEPH A. HERRING  
REGISTERED  
LAND SURVEYOR  
KS - 1296

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

Joseph A. Herring  
PS # 1296

# FORGE FARMS C.A.E.

A Cross Access Easement Plat in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
 EDWARD J FORGE TRUST  
 18112 SANTA FE TRAIL  
 Leavenworth, KS 66048  
 PID NO. 073-07-0-00-00-018  
 PID NO. 074-18-0-00-00-001

RECORD DESCRIPTION:  
 A tract of land being in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 16, 2025, more fully described as follows:  
 Beginning at the South Quarter corner of said Section 7; thence North 02 degrees 34'10" West for a distance of 1727.22 feet along a property line agreement dated February 16, 1954; thence North 03 degrees 41'47" West for a distance of 339.55 feet along said agreed line; thence South 67 degrees 14'01" East for a distance of 735.98 feet; thence South 51 degrees 50'17" East for a distance of 842.53 feet; thence South 02 degrees 06'45" East for a distance of 1664.70 feet the North right of way line of Santa Fe Trail, said point being in said Section 18; thence North 91 degrees 42'39" West for a distance of 394.00 feet along said right of way; thence South 08 degrees 17'21" West for a distance of 12.00 feet along said right of way; thence North 81 degrees 42'39" West for a distance of 915.33 feet along said right of way to a 1/2" Bar Cap L5-1296 on the West line of the Northeast Quarter of said Section 18; thence North 01 degrees 27'04" West for a distance of 227.83 feet along said West line to the point of beginning.  
 Together with and subject to covenants, easements and restrictions of record. Said property contains 60.67 acres, more or less.  
 Error of Closure - 1 : 630224

03G  
 Center of  
 Section 7-8-22  
 1/2" Rebar Cap 1296

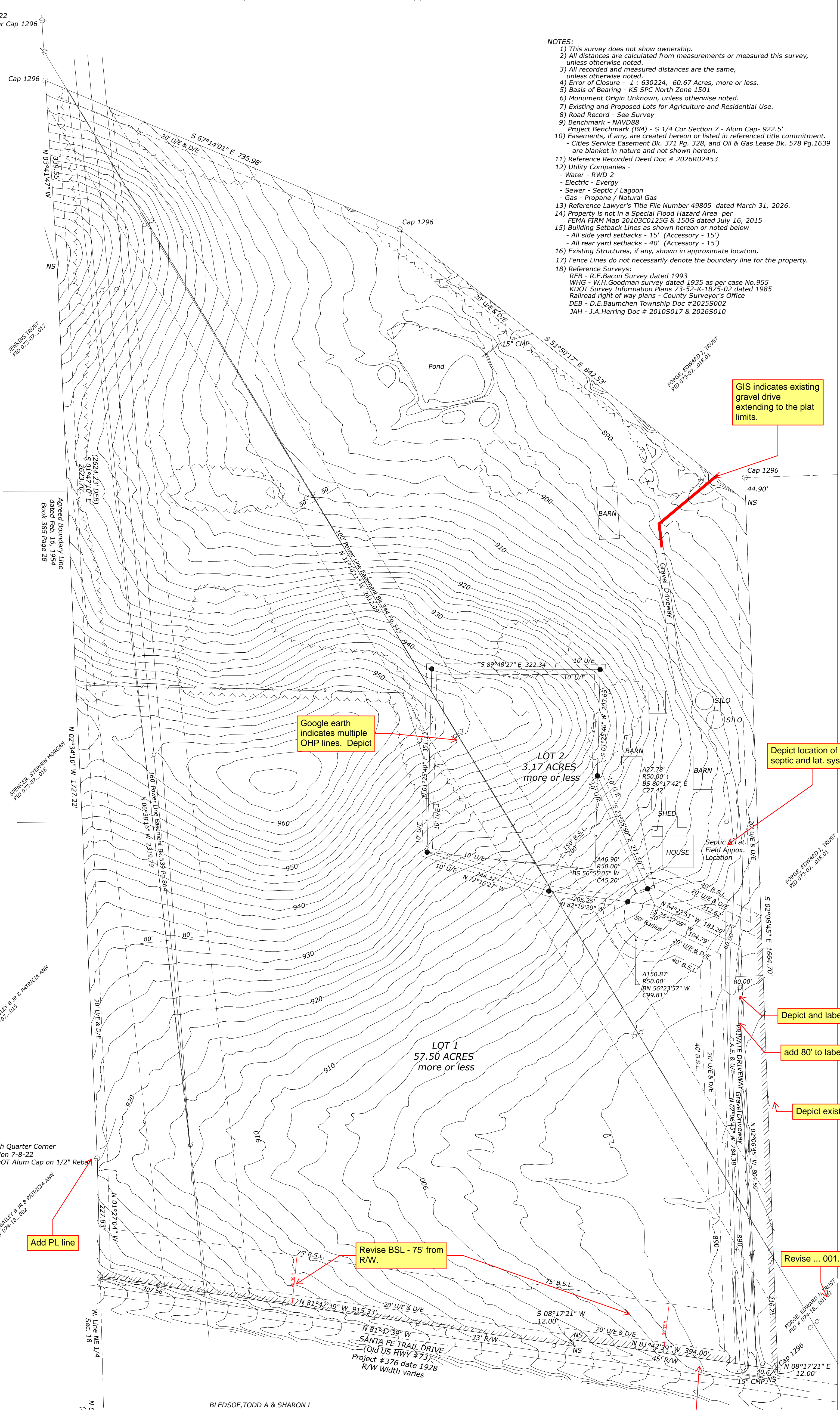
- LEGEND:**
- - 1/2" Bar Set with Cap No.1296
  - - 1/2" Bar Found, unless otherwise noted.
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - ⊕ - Centerline
  - Section Line
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

ZONING:  
 RR 2.5 - Rural Residential 2.5

- RESTRICTIONS:**
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  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) All Lots only have Access to the private driveway through the Cross Access Easement.
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  - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
  - 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

06-01-26  
 PW Combined  
 Comments

- NOTES:**
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 Railroad right of way plans - County Surveyor's Office  
 DEB - D.E.Baumchen Township Doc #2025S002  
 JAH - J.A.Herring Doc # 2010S017 & 2026S010



GIS indicates existing gravel drive extending to the plat limits.

Google earth indicates multiple OHP lines. Depict

Depict location of septic and lat. system

Depict and label OHP

add 80' to label

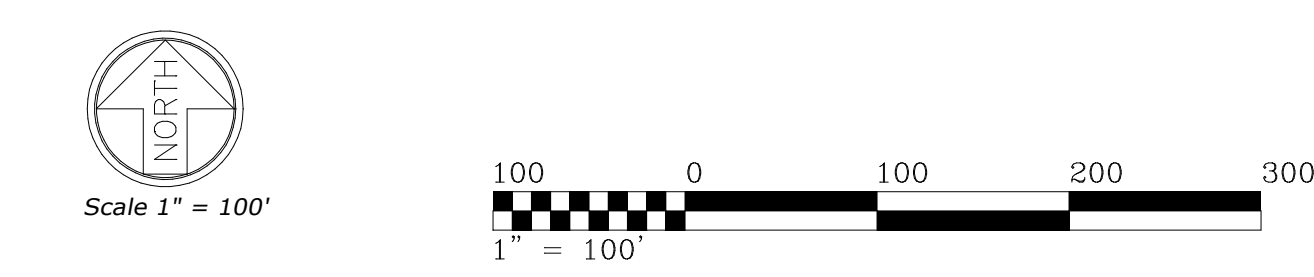
Depict exist PL line

Add PL line

Revise BSL - 75' from R/W.

Revise ... 001.00-0

Depict OHP line and label



Job # K-26-606  
 April 6, 2026 Rev. May 31, 2026

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

BLEDSOE, TODD A. & SHARON L  
 PID #074-18...004



# FORGE FARMS C.A.E.

A Cross Access Easement Plat in Section 7 and the Northeast Quarter of Section 18, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

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Said property contains 60.67 acres, more or less.  
Error of Closure - 1 : 630224

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: FORGE FARMS C.A.E..

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 all Lots. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,  
We, the undersigned owners of FORGE FARMS C.A.E., have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Victoria L. Wells, Trustee  
EDWARD J FORGE TRUST

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Victoria L. Wells, Trustee to the FORGE FARMS C.A.E., 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 FORGE FARMS C.A.E. this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary John Jacobson Chairman Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of FORGE FARMS C.A.E. this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman Mike Stieben County Clerk Attest: Fran Keppler

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

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

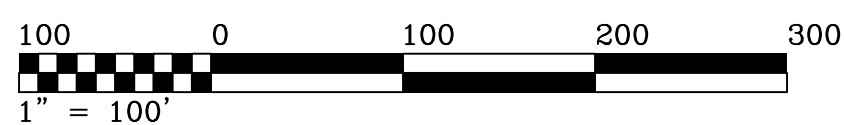
Register of Deeds - TerriLois G. Todd

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

Daniel Baumchen, PS#1363  
County Surveyor



Scale 1" = 100'



Job # K-26-606  
April 6, 2026 Rev. May 31, 2026

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

ZONING:  
RR 2.5 - Rural Residential 2.5

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- All Lots only have Access to the private driveway through the Cross Access Easement.
- Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
- Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.
- All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - 1 : 630224, 60.67 Acres, more or less.
- Basis of Bearing - KS SPC North Zone 1501
- Monument Origin Unknown, unless otherwise noted.
- Existing and Proposed Lots for Agriculture and Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88  
Project Benchmark (BM) - S 1/4 Cor Section 7 - Alum Cap- 922.5'
- Easements, if any, are created hereon or listed in referenced title commitment.  
- Cities Service Easement Bk. 371 Pg. 328, and Oil & Gas Lease Bk. 578 Pg.1639 are blanket in nature and not shown hereon.
- Utility Companies:  
- Water - RWD 2  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- Reference Surveyer's Title File Number 49805 dated March 31, 2026.
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G & 150G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- Existing Structures, if any, shown in approximate location.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:  
REB - R.E. Bacon Survey dated 1993  
WHG - W.H. Goodman survey dated 1935 as per case No.955  
KDOT Survey Information Plans 73-52-K-1875-02 dated 1985  
Railroad right of way plans - County Surveyor's Office  
DEB - D.E. Baumchen Township Doc #2025S002  
JAH - J.A. Herring Doc # 2010S017 & 2026S010

Add Leader

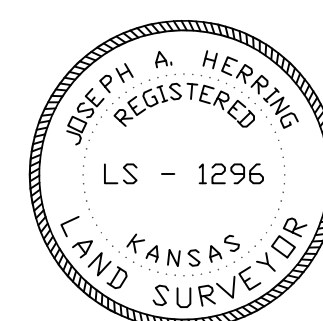
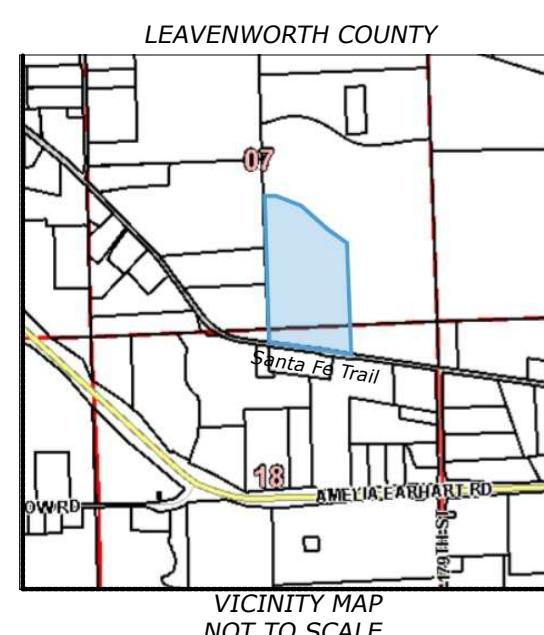
Add Leader for 2623.70 dimension and align with section line

3.27

57.40

LOT 2  
3.17 ACRES  
more or less

LOT 1  
57.50 ACRES  
more or less



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

Joseph A. Herring  
PS # 1296

## Schweitzer, Joshua

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**From:** John McEvoy Sr. <johnmcevoysr@yahoo.com>  
**Sent:** Friday, May 8, 2026 2:41 PM  
**To:** Johnson, Melissa  
**Subject:** Re: Purveyance Ltrs for 18112 Santa Fe Trail, Forge Farms CAE

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Kickapoo doesnt not object to the presented plans. We only remind to follow rules and codes set forth by the Kansas Fire Marshall Office and when making driveway entrances room is allotted for responders.

Thank you

John McEvoy

Kickapoo TWP Fire Dept

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Apr 29, 2026 at 4:55 PM, Johnson, Melissa wrote:

The Leavenworth County Department of Planning & Zoning has received a request for a Preliminary and Final Plat for Forge Farms Pre & Final Plat.

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 within the next couple days.

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

Thank you,

**Melissa Johnson**

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

## Schweitzer, Joshua

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**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Tuesday, May 12, 2026 12:19 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-064 & 065 Preliminary & Final Plat Creekstone Ridge 2nd Plat - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Tuesday, May 12, 2026 12:11 PM  
**To:** McAfee, Joe ; Noll, Bill ; Baumchen, Daniel ; 'Mitch Pleak' ; Brown, Misty ; Yatsula, Anne Marie ; Miller, Jamie ; Dedeke, Andrew ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-064 & 065 Preliminary & Final Plat Creekstone Ridge 2nd Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 3 & 5 of Creekstone Ridge into a 7-lot subdivision located at 18112 Santa Fe Trail. (PID: 073-07-0-00-00-018; 074-18-0-00-00-001).

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 May 27, 2026.

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

v / r

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

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

Disclaimer

## Schweitzer, Joshua

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**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Thursday, April 30, 2026 9:46 AM  
**To:** Johnson, Melissa  
**Cc:** kglover@garney.com  
**Subject:** RE: Purveyance Ltrs for 18112 Santa Fe Trail, Forge Farms CAE

I have reviewed the above referenced Forge Farm Plat. Leavenworth RWD 2 does have a 2" line running parallel to Santa Fe Trail on the North side of the road that is not shown. The plat does show an easement access for us to provide water. The Plat is good for us. Please contact me if you have any questions. 913-704-5899

**From:** "Johnson, Melissa"  
**Sent:** 4/29/26 4:55 PM  
**To:** "johnmcevoysr@yahoo.com" , "Design Group Leavenworth" , "tmgoetz@stjoewireless.com"  
**Cc:** "PZ" , "Joe Herring"  
**Subject:** Purveyance Ltrs for 18112 Santa Fe Trail, Forge Farms CAE

[The Leavenworth County Department of Planning & Zoning has received a request for a Preliminary and Final Plat for Forge Farms Pre & Final Plat.](#)

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 within the next couple days.

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

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

**FRAUD ALERT:**

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

## Schweitzer, Joshua

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**From:** Anderson, Kyle  
**Sent:** Thursday, May 21, 2026 10:38 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-064 & 065 Preliminary & Final Plat Creekstone Ridge 2nd Plat - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have not received any complaints on this property, and it appears the septic system currently installed will remain on the same property as the home it services.

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

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

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

---

**From:** Schweitzer, Joshua  
**Sent:** Tuesday, May 12, 2026 12:11 PM  
**To:** McAfee, Joe ; Noll, Bill ; Baumchen, Daniel ; 'Mitch Pleak' ; Brown, Misty ; Yatsula, Anne Marie ; Miller, Jamie ; 'adedeke@lvsheriff.org' ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-064 & 065 Preliminary & Final Plat Creekstone Ridge 2nd Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 3 & 5 of Creekstone Ridge into a 7-lot subdivision located at 18112 Santa Fe Trail. (PID: 073-07-0-00-00-018; 074-18-0-00-00-001).

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 May 27, 2026.

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

## Schweitzer, Joshua

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**From:** Tyler Rebel <Tyler.Rebel@evergy.com>  
**Sent:** Thursday, April 30, 2026 10:21 AM  
**To:** Johnson, Melissa  
**Subject:** RE: [EXTERNAL]Purveyance Ltrs for 18112 Santa Fe Trail, Forge Farms CAE

Internal Use Only

No comment,

Thank you,

**Tyler Rebel**  
**Distribution Designer**  
**Evergy**  
[tyler.rebel@evergy.com](mailto:tyler.rebel@evergy.com)  
**O:** 913.758.2727  
[evergy.com](http://evergy.com)

---

**From:** Johnson, Melissa  
**Sent:** Wednesday, April 29, 2026 4:55 PM  
**To:** 'johnmcevoysr@yahoo.com' ; Design Group Leavenworth ; 'tmgoetz@stjoewireless.com'  
**Cc:** PZ ; 'Joe Herring'  
**Subject:** [EXTERNAL]Purveyance Ltrs for 18112 Santa Fe Trail, Forge Farms CAE

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

The Leavenworth County Department of Planning & Zoning has received a request for a Preliminary and Final Plat for Forge Farms Pre & Final Plat.

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 within the next couple days.

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

Thank you,

Melissa Johnson  
Planner I  
Leavenworth County  
Planning & Zoning Department  
Leavenworth County Courthouse  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-051 & 070 Acres of Foxridge CAE East

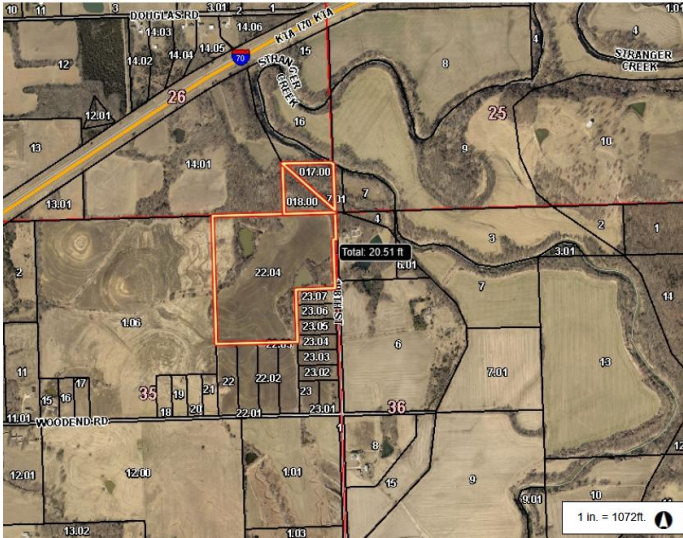
June 10, 2026

**REQUEST:** *Regular Agenda*

- Preliminary Plat                       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 00000 198<sup>th</sup> Street



**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company  
Leavenworth, KS

**PROPERTY OWNER:**  
KC Barndo Company  
Linwood Development  
Linwood, KS  
Camdenton, MO

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**  
RR-2.5

**LEGAL DESCRIPTION:**

Lot 5 of Acres of Foxridge 5<sup>th</sup> Plat & tracts of land in the Southeast Quarter of Section 26, Township 11 South, Range 21, East of the 6<sup>th</sup> P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** Zone AE & Floodway AE

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-051 & 070, Preliminary & Final Plat for Acres of Foxridge CAE East, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-051 & 070, Preliminary & Final Plat for Acres of Foxridge CAE East to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 63 Total Acres

**PARCEL ID NO:**  
197-35-0-00-00-022.04; 197-26-0-00-00-018; 017

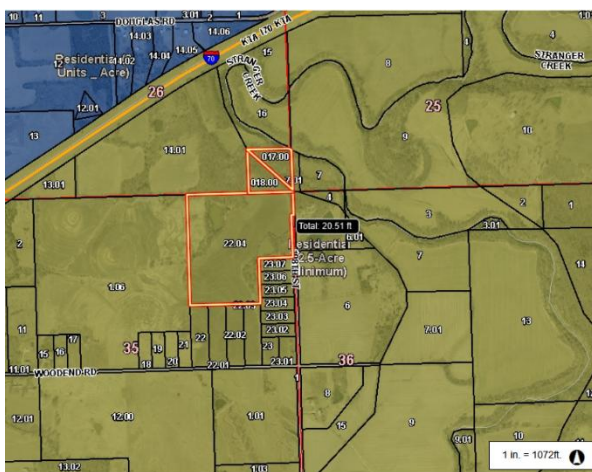
**BUILDINGS:**  
N/A

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 00000 198<sup>th</sup> St. (PID #197-35-0-00-00-022.04; 197-26-0-00-00-018; 017) as Lots 01 through 05 of Acres of Foxridge CAE East. A Cross Access Easement Subdivision.

**ACCESS/STREET:**  
198<sup>th</sup> Street - Local, Gravel ± 20’;

**FUTURE LAND USE DESIGNATION MAP:**



**UTILITIES**

**SEWER:** Private Septic

**FIRE:** FD# 2

**WATER:** RWD 10

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
6/2/2026

**NEWSPAPER NOTIFICATION:**  
N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**  
N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Lot-depth to Lot-width & exceeding the 150' Building Setback Line		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide 63-acre parcels into five (5) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-3 & 5 range in size from approximately 10 to 18 acres. Lot 4 will be approximately 4 acres. The proposed subdivision does require two exceptions. Lots 2 & 4 exceed the Lot-width to Lot-depth ratio. Lot 2 exceeds the 1:4 ratio by approximately 300 feet and Lot 4 exceeds the 1:1 ratio by approximately 200 feet. Lots 2 & 5 exceed the maximum 150' building setback line.

**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 are as follows:

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

*Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-depth to Lot-Width (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-depth to Lot-Width, as submitted by the application.*

The applicant has requested an exception from Article 3. – Building Setback Line. The criteria for the acceptance of an exception are as follows:

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

*Motion: Chairman, I find that all three criteria for an exception to Article 3. – Building Setback Line (have/have not) been met and I move to approve an exception from Article 3. – Building Setback Line, as submitted by the application.*

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
  - Memo – RWD 10, dated April 24, 2026
  - Memo – Everyg, dated April 23, 2026

**PROPOSED MOTIONS:**

Approve case DEV-26-051/070, a request to plat the property located at 00000 198<sup>th</sup> St. into a 5-lot Cross Access Easement subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-051/070 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-051/070, a request to plat the property located at 00000 198<sup>th</sup> St. into a 5-lot Cross Access Easement subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-051/070.*

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

*Motion: Chairman, I move to table Case No. DEV-26-051/070 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

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

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

**OWNER INFORMATION**

NAME: Herring Surveying Company

NAME: KC BARNDO COMPANY LLC

MAILING ADDRESS: \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY/ST/ZIP: Leavenworth, KS 66048

CITY/ST/ZIP OVERLAND PARK, KS 66210

PHONE: \_\_\_\_\_

PHONE: N/A

EMAIL: \_\_\_\_\_

EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: ACRES OF FOXRIDGE C.A.E. EAST

Address of Property: 00000 198th Street

PID: 195-35-0-00-00-001.07 & 197-26...018 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: <u>64 Ac</u>	Number of Lots: <u>5</u>	Minimum Lot Size: <u>3.5 Ac</u>
Maximum Lot Size: <u>18 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 10</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Sherman</u>	Electric Provider: <u>Everg</u>	Natural Gas Provider: <u>Atmos / Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1. <u>Width to Depth Lots 2 and 4</u>	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number: 20103C0325G

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

Signature: Joe Herring - digitally signed 5-12-26

Date: 5-12-26

**ATTACHMENT A**

# Lawyers Title of Kansas, Inc.



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

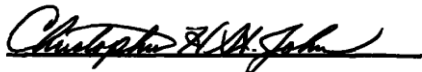
## OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **04/21/2026 07:00 AM** **Case No: 49333**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:  
**KC Barndo Company LLC**
3. The land referred to in this Report is described as follows:  
**0 Woodend Rd Linwood, KS 66052**

**See Page 2 Schedule A for Legal Description**

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

**Lawyers Title of Topeka, Inc.**



**Abstractor**

**Lawyers Title of Kansas, Inc.**  
**OWNERS AND ENCUMBRANCE REPORT**  
**SCHEDULE A**  
**Legal Description**

**Case No.: 49333**

**LOT 5, ACRES OF FOXRIDGE 5TH PLAT, a minor subdivision in Leavenworth County, Kansas.**

# Lawyers Title of Kansas, Inc.



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

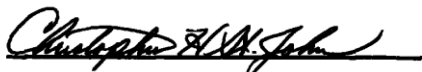
## OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **04/21/2026 07:00 AM** **Case No: 49897**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:  
**LINWOOD DEVELOPMENT, LLC, a DELINQUENT KANSAS LIMITED LIABILITY COMPANY**
3. The land referred to in this Report is described as follows:  
**0 Woodend Rd Linwood, KS 66052**

**See Page 2 Schedule A for Legal Description**

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

**Lawyers Title of Topeka, Inc.**



**Abstractor**

# Lawyers Title of Kansas, Inc.

## OWNERS AND ENCUMBRANCE REPORT

### SCHEDULE A Legal Description

Case No.: 49897

Tract of land in the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87 degrees 59'15" East for a distance of 942.23 feet along said North line; thence North 01 degrees 45'51" West for a distance of 659.85 feet; thence North 88 degrees 05'25" East for a distance of 655.20 feet to the East line of the Southeast Quarter of said Section 26; thence South 01 degrees 42'52" East for a distance of 658.68 feet along said East line to the Northeast corner of the Northeast Quarter of said Section 35; thence South 02 degrees 07'09" East for a distance of 1024.60 feet along said East line; thence South 87 degrees 52'51" West for a distance 550.00 feet; thence South 02 degrees 07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 1067.81 feet along said South line to the point of beginning.

### LESS

Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M. Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87 degrees 59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1024.60 feet along said East line; thence South 87 degrees 52'51" West for a distance of 550.00 feet; thence South 02 degrees 07'09" East for a distance of 1620.63 feet to the South line of said Northeast Quarter, thence South 88 degrees 20'06" West for a distance of 1067.81 feet along said South line to the point of beginning. Subject to that part in road.

AFFIDAVIT

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

We/I Robert K Fox and Linwood Development, LLC

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

Authorized Agents (full name, address & telephone number)

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

Signed and entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Robert Fox [redacted] 573-881-7867

Print Name, Address, Telephone

[Signature]

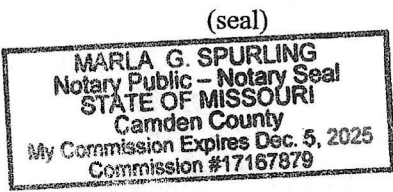
Signature

STATE OF ~~KANSAS~~ <sup>Missouri</sup> )  
~~COUNTY OF LEAVENWORTH~~ <sup>Camden</sup> ) SS

Be it remember that on this 24 day of Oct 2025, before me, a notary public in and  
for said County and State came Robert Fox 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 Marla D Spurling

My Commission Expires: Dec 5, 2025



AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Cody Ketzner and Brandon Dockins

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

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 28th day of October, 2025.

Print Name, Address, Telephone

Cody Ketzner

Brandon E. Dockins

Signature

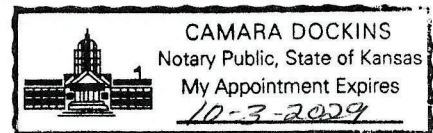
STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this 28<sup>th</sup> day of October 2025, before me, a notary public in and for said County and State came Cody Ketzner & Brandon Dockins 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.

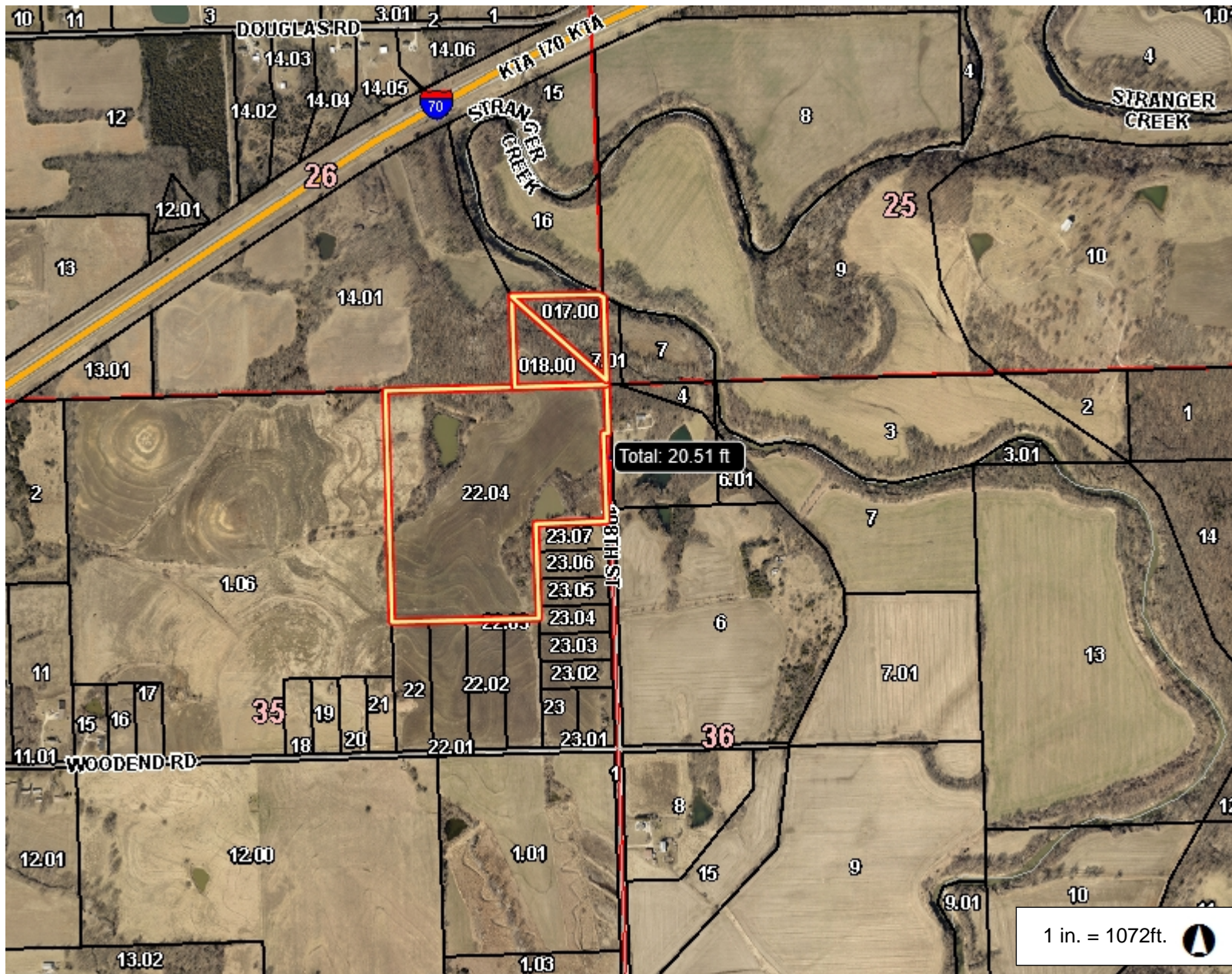
NOTARY PUBLIC Camara Dockins

My Commission Expires: 10-3-2029

(seal)




# Leavenworth County, KS



## Legend

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

1 in. = 1072ft. 

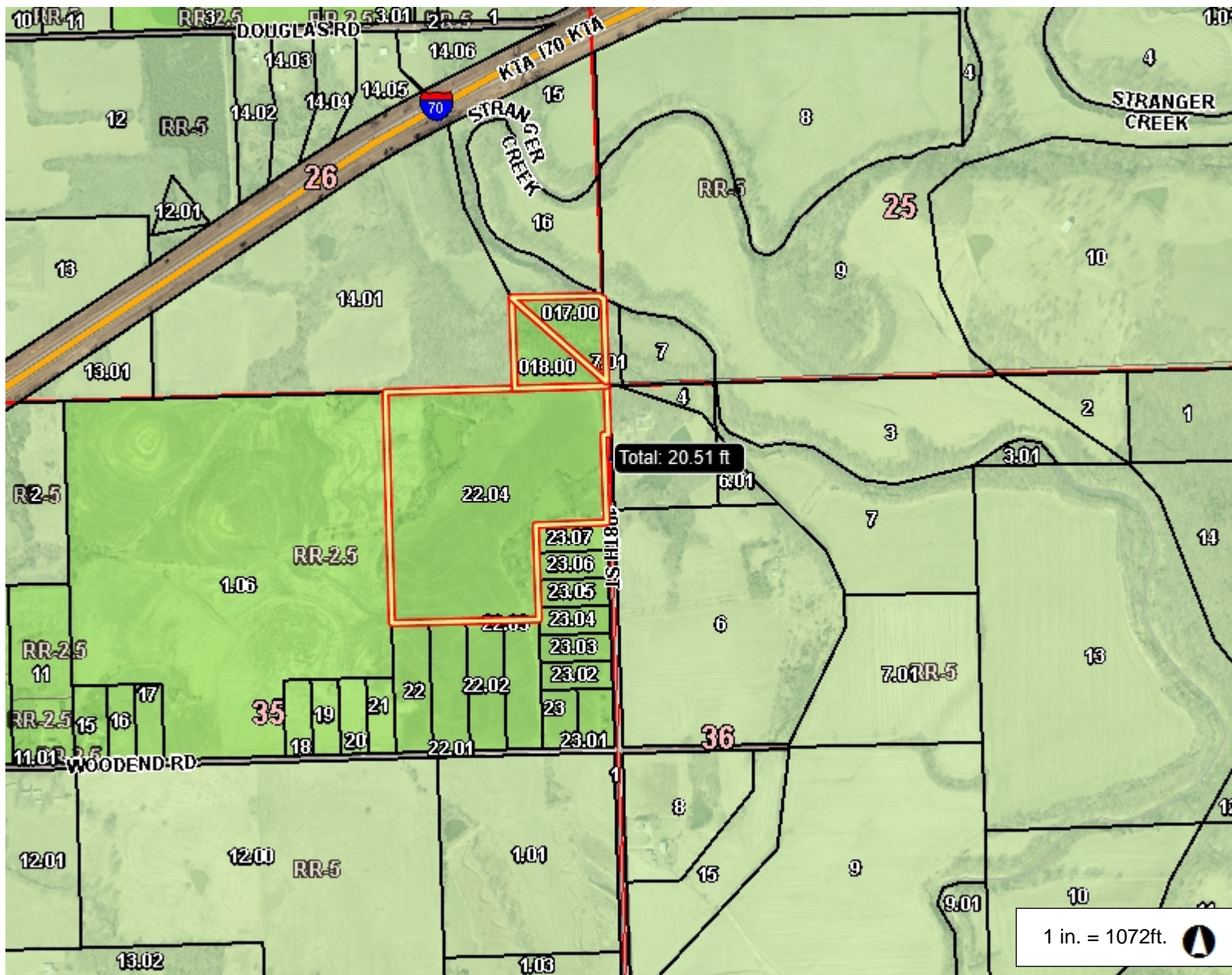
2,144.7 0 1,072.34 2,144.7 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

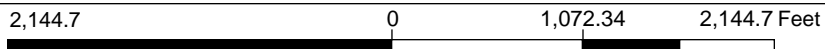
# Leavenworth County, KS



## Legend

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

1 in. = 1072ft.



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

6-01-26 PW Combined review. No further comment.

Acres of Foxridge 5<sup>th</sup> Plat CAE

Leavenworth County Kansas

Drainage Report

March 14, 2026

Revised May 7, 2026

Revised May 28, 2026



Foxridge CAE - Article 3. Lot-width - Building Setback Line

**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.

Building Setback Line exceeding 150' on Lots 2 and 5.

- 1) CAE plat with private driveway. Lot 2 is a large lot - developer did not want to maximize number of lots and keeping a limited number of homes with this phase - Lot is deep and the prime building area is south of the shown B.S.L. - moving the setback farther south does not have any negative impact. Lot 5 - this property is owner by a different party than Lots 1-4. Lot also has a dedicated road on the East and Northeasterly side that has not been constructed and is located within Stranger Creek Flood Plain. Owners negotiated an agreement to allow this tract to access the C.A.E. Private Drive - in doing so the developer of Lots 1-4 had to give up some land from Lots 3 and 4. This land serves as the connection to the Private Drive but it has several restrictions to include that no structure can be built on said strip - ideally the owners wanted a 40 or 60 foot strip but to meet the required 200 foot setback width they agreed to a wedge shape tract of land that widened out to 200 feet at the common property line per deeds.
- 2) Allows for best used of the property for building sites on each lot while also gaining access to Lot 5 outside of the Stranger Creek Flood area.
- 3) It will not

Foxridge CAE - Article 50, Section 40.3.i. Lot-width

**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.

Width to Depth - Lots 2 and 4.

- 1) CAE plat with private driveway. Lot 2 is a large lot - developer did not want to maximize number of lots and keeping a limited number of homes with this phase - terrain of Lot 2 makes for best build site for this area. Lot 4 - corner lot with a dedicated road that has not been constructed.
- 2) Allows for best used of the property for building sites on each lot.
- 3) It will not

# ACRES OF FOXRIDGE C.A.E. EAST

A Cross Access Easement Subdivision being a Replat of Lot 5, ACRES OF FOXRIDGE 5TH PLAT and the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

RECORD DESCRIPTION:  
 Lot 5, ACRES OF FOXRIDGE 5TH PLAT, Leavenworth County, Kansas.  
 AND  
 The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26,  
 Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
 KC BARNDU COMPANY LLC  
 19908 WOODEND RD  
 LINWOOD, KS 66052  
 PID NO. 197-35...001.07

LINWOOD DEVELOPMENT LLC  
 49 LANDSCAPE LN  
 CAMDENTON, MO 65020  
 197-26...018

**06-01-26  
 PW Combined  
 Comments**

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) All Lots only have Access to FOXRIDGE DRIVE through the Cross Access Easement.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lots 3 & 5 are impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
- 7) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. Document #2026R
- 8) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, private drive, and private drive appurtenances.
- 9) Exception to regulation Article 50, Section 40.3.1. Lot-width for Lots 2 and 4 granted this plat.
- 10) Exception to regulation Article 3, of the Lot-Width definition, exceeding the 150' maximum for Lot 2 and 5.

### ZONING - RR-2.5 Acres

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Surveyor's Description
- 5) Basis of Bearing - KS 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  
 Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2025R06931
- 12) Utility Companies -  
 - Water - Water District 10  
 - Electric - Evergy  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Company File Number 49897 & 49333 updated April 21, 2026
- 14) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0325G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below  
 - All side yard setbacks - 15' (Accessory - 15')  
 - All rear yard setbacks - 40' (Accessory - 15')
- 16) 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:  
 DGW - D.G. White Surveys S-12 #49 1984 NKA1984S049  
 S-12 #30 1987 NKA1987S030  
 TBM - T.B. Melton Survey S-15 #73 2005 NKA2005S073  
 KH - K. Herring Survey 1977  
 JAM - J.A. Herring Survey Doc # 2023S018  
 ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

BLACKTHORN LAND & TRADING LLC  
 PID #197-26...015

BLACKTHORN LAND & TRADING LLC  
 PID #197-26...014-01

19V  
 NW COR NE 1/4  
 Sec. 35-11-21  
 1/2" Rebar Cap #610

LINWOOD DEVELOPMENT LLC  
 PID #197-35...001.06

LINWOOD DEVELOPMENT LLC  
 PID #197-35...023.07  
 LOT 8  
 ACRES OF FOXRIDGE 4TH  
 Doc# 2026P00014

LINWOOD DEVELOPMENT LLC  
 PID #197-35...023.06  
 LOT 7  
 ACRES OF FOXRIDGE 4TH  
 Doc# 2026P00014

LINWOOD DEVELOPMENT LLC  
 PID #197-35...023.05  
 LOT 6  
 ACRES OF FOXRIDGE 4TH  
 Doc# 2026P00014

LINWOOD DEVELOPMENT LLC  
 PID #197-35...023.04  
 LOT 5  
 ACRES OF FOXRIDGE 4TH  
 Doc# 2026P00014

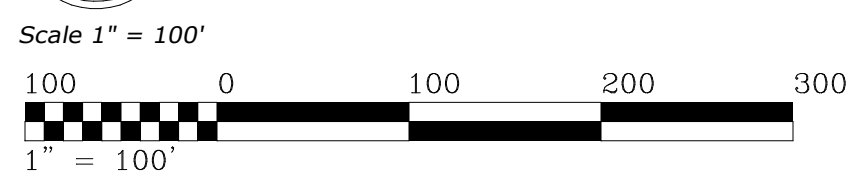
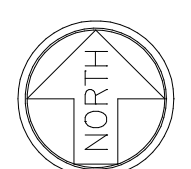
KC BARNDU LLC  
 PID #197-35...022  
 LOT 2  
 ACRES OF FOXRIDGE 5TH  
 Doc #2026P00010

KC BARNDU LLC  
 PID #197-35...022.01  
 LOT 2  
 ACRES OF FOXRIDGE 5TH  
 Doc #2026P00010

KC BARNDU LLC  
 PID #197-35...022.02  
 LOT 3  
 ACRES OF FOXRIDGE 5TH  
 Doc #2026P00010

KC BARNDU LLC  
 PID #197-35...022.03  
 LOT 4  
 ACRES OF FOXRIDGE 5TH  
 Doc #2026P00010

- 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



# ACRES OF FOXRIDGE C.A.E. EAST

A Cross Access Easement Subdivision being a Replat of Lot 5, ACRES OF FOXRIDGE 5TH PLAT and the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
 KC BARNDY COMPANY LLC  
 19908 WOODEND RD  
 LINWOOD, KS 66052  
 PID NO. 197-35...001.07

LINWOOD DEVELOPMENT LLC  
 49 LANDSCAPE LN  
 CAMDENTON, MO 65020  
 197-26...018

### 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: ACRES OF FOXRIDGE C.A.E. EAST.

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 all Lots. Maintenance is to be shared between the owners of all Lots. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF, We, the undersigned owners of ACRES OF FOXRIDGE 5TH PLAT, have set our hands this day of \_\_\_\_\_, 2026.

Cody Howard  
 KC BARNDY COMPANY LLC

Robert E. Fox, Member  
 LINWOOD DEVELOPMENT LLC

NOTARY CERTIFICATE:  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Cody Howard, KC BARNDY COMPANY, 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)

NOTARY CERTIFICATE:  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Robert K. Fox, Member of Linwood 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 ACRES OF FOXRIDGE 5TH PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary  
 John Jacobson

Chairman  
 Jeff Spink

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 5TH PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman  
 Mike Stieben

County Clerk  
 Attest: Fran Keppler

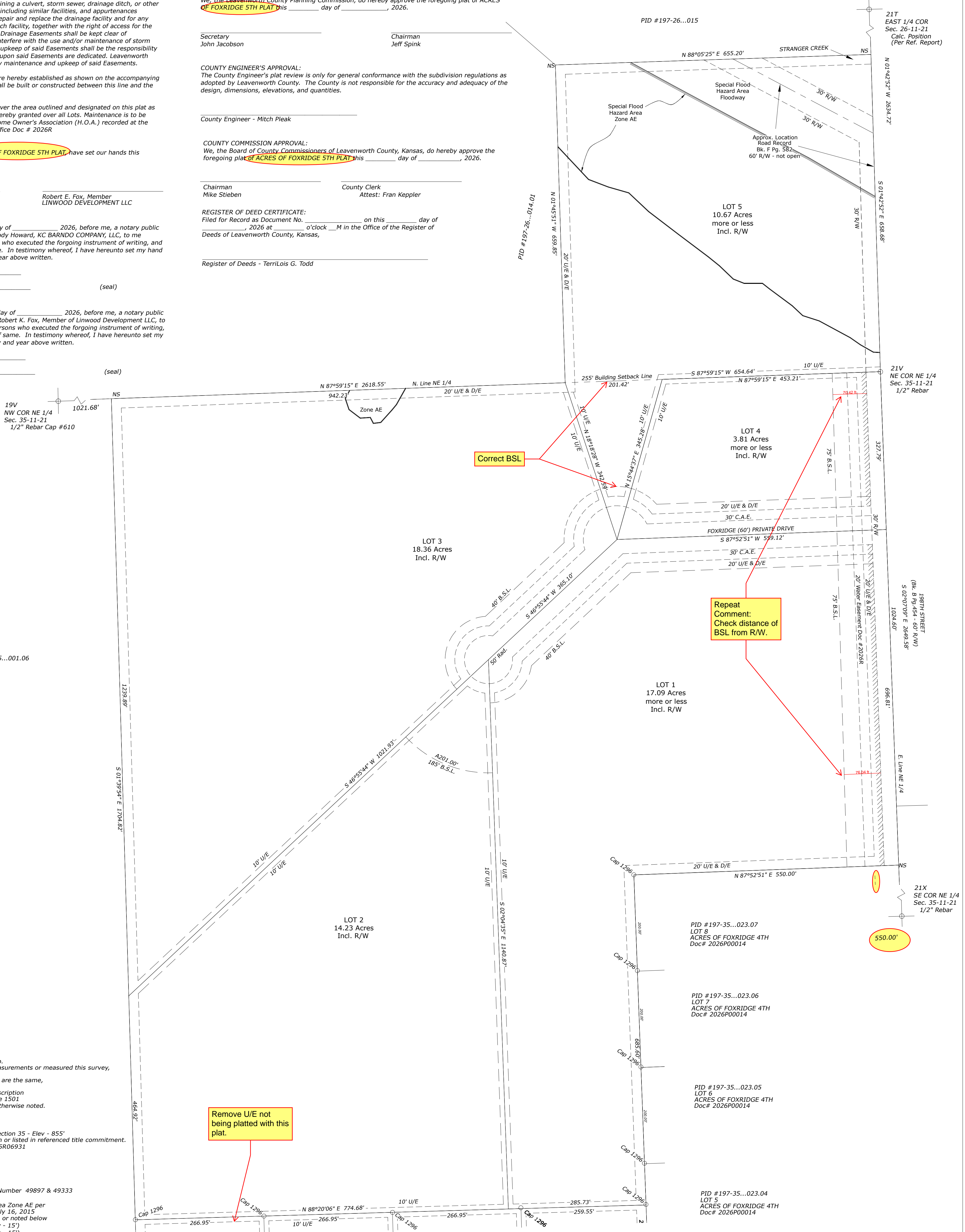
REGISTER OF DEED CERTIFICATE:  
 Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) All Lots only have Access to FOXRIDGE DRIVE through the Cross Access Easement.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Lots 3 & 5 are impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
- 7) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. Document #2026R
- 8) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, private drive, and private drive appurtenances.
- 9) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 2 and 4 granted this plat.
- 10) Exception to regulation Article 3, of the Lot-Width definition, exceeding the 150' maximum for Lot 2 and 5.

06-01-26  
 PW Combined  
 Comments

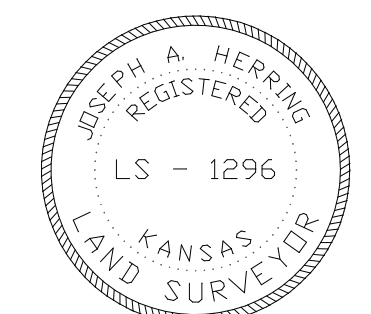
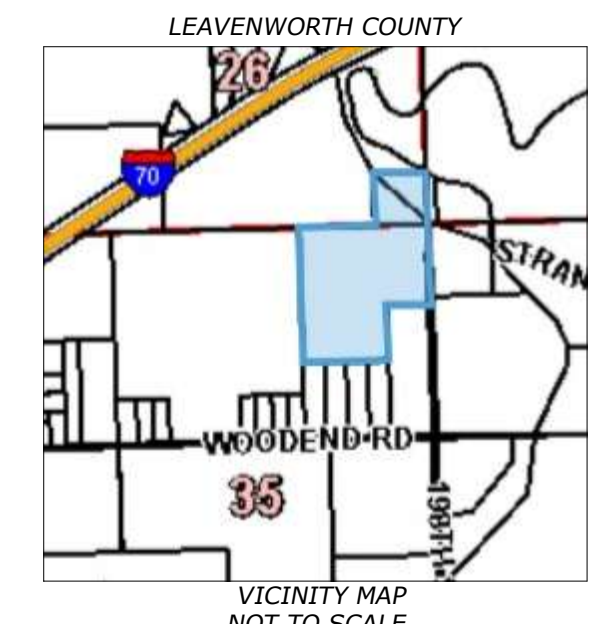


### ZONING - RR-2.5 Acres

- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Surveyor's Description
  - 5) Basis of Bearing - KS 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 Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2025R06931
  - 12) Utility Companies -  
 - Water - Water District 10  
 - Electric - Evergy  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Company File Number 49897 & 49333 updated April 21, 2026
  - 14) Property is in a Special Flood Hazard Area AE per FEMA FIRN Map 20103C0325G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
 - All side yard setbacks - 15' (Accessory - 15')  
 - All rear yard setbacks - 40' (Accessory - 15')
  - 16) 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:  
 D.G.W. - D.G. White Surveys S-12 #49 1984 NKA1984S049 S-12 #30 1987 NKA1987S030  
 TBM - T.B. Melton Survey S-15 #73 2005 NKA2005S073  
 KH - K. Herring Survey 1577  
 JAH - J.A. Herring Survey Doc # 2023S018  
 ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

Remove U/E not being platted with this plat.

- 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  
 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 March through May 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
 PS # 1296

Job # K-26-1645 - 5th CAE  
 March 28, 2026 Rev. May 21, 2026

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

Daniel Baumchen, PS#1363  
 County Surveyor

Scale 1" = 100'

# ACRES OF FOXRIDGE C.A.E. EAST

A Cross Access Easement Subdivision being a Replat of Lot 5, ACRES OF FOXRIDGE 5TH PLAT and the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
KC BARND COMPANY LLC  
19908 WOODEND RD  
LINWOOD, KS 66052  
PID NO. 197-35...001.07

LINWOOD DEVELOPMENT LLC  
49 LANDSCAPE LN  
CAMDENTON, MO 65020  
197-26...018

**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: ACRES OF FOXRIDGE C.A.E. EAST.

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 all Lots. Maintenance is to be shared between the owners of all Lots. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R.

**IN TESTIMONY WHEREOF,**  
We, the undersigned owners of ACRES OF FOXRIDGE 5TH PLAT, have set our hands this day of \_\_\_\_\_, 2026.

Cody Howard  
KC BARND COMPANY LLC

Robert E. Fox, Member  
LINWOOD DEVELOPMENT LLC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Cody Howard, KC BARND COMPANY, 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)

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Robert K. Fox, Member of Linwood 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)

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

19V  
NW COR NE 1/4  
Sec. 35-11-21  
1/2" Rebar Cap #610

**RECORD DESCRIPTION:**  
Lot 5, ACRES OF FOXRIDGE 5TH PLAT,  
Leavenworth County, Kansas.  
AND  
The Southeast Quarter of the Southeast Quarter  
of the Southeast Quarter of Section 26,  
Township 11 South, Range 21 East of the 6th  
P.M., Leavenworth County, Kansas.

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) All Lots only have Access to FOXRIDGE DRIVE through the Cross Access Easement.
  - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 6) Lots 3 & 5 are impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
  - 7) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. Document #2026R.
  - 8) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, private drive, and private drive appurtenances.
  - 9) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 2 and 4 granted this plat.
  - 10) Exception to regulation Article 3, of the Lot-Width definition, exceeding the 150' maximum for Lot 2 and 5.

Edit plat name

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 5TH PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary  
John Jacobson

Chairman  
Jeff Spink

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

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 5TH PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman  
Mike Stieben

County Clerk  
Attest: Fran Keppler

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

Register of Deeds - TerriLois G. Todd

Add Leaders

Show Monuments found or set at all exterior corners or offset/witness monument. Show all interior lot monuments.

Provide Exterior and Interior lot closure calcs

Label all dimensions along CAE R/W

Edit

Remove

Resize text to make readable

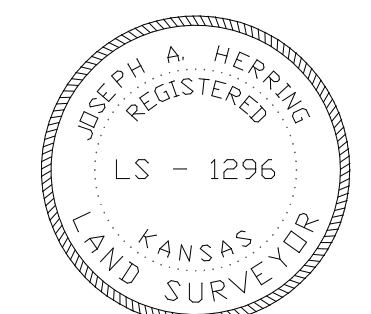
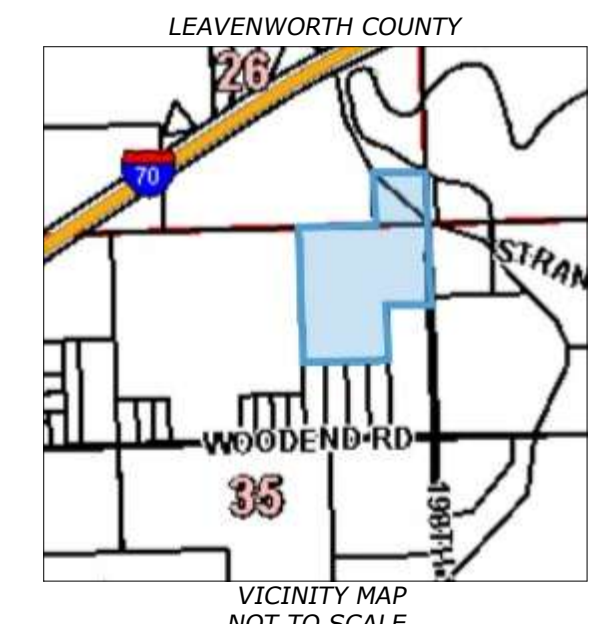
Text cut off

- ZONING - RR-2.5 Acres**
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Surveyor's Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83  
Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2025R06931
  - 12) Utility Companies -  
- Water - Water District 10  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title Company File Number 49897 & 49333 updated April 21, 2026
  - 14) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0325G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) 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 -  
D.G.W. - D.G. White Surveys S-12 #49 1984 NKA19845049 S-12 #30 1987 NKA19875030  
TBM - T.B. Melton Survey S-15 #73 2005 NKA20055073  
KH - K. Herring Survey 1577  
JAH - J.A. Herring Survey Doc # 2023S018  
ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

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

Daniel Baumchen, PS#1363  
County Surveyor

- 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
  - 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



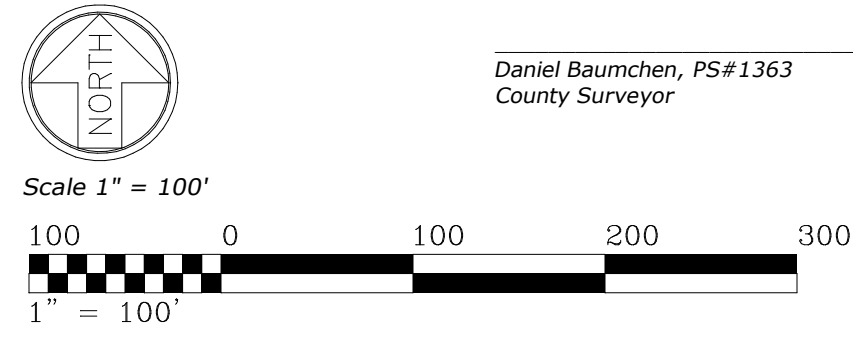
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through May 2026 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

Job # K-26-1645 - 5th CAE  
March 28, 2026 Rev. May 21, 2026

J. HERRING  
SURVEYING  
COMPANY

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



# ACRES OF FOXRIDGE C.A.E. EAST

A Cross Access Easement Subdivision being a Replat of Lot 5, ACRES OF FOXRIDGE 5TH PLAT and the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
 KC BARND COMPANY LLC  
 19908 WOODEND RD  
 LINWOOD, KS 66052  
 PID NO. 197-35...022.04

LINWOOD DEVELOPMENT LLC  
 49 LANDSCAPE LN  
 CAMDENTON, MO 65020  
 197-26...018

**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: ACRES OF FOXRIDGE C.A.E. EAST.

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 all Lots. Maintenance is to be shared between the owners of all Lots. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

**IN TESTIMONY WHEREOF,**  
 We, the undersigned owners of ACRES OF FOXRIDGE C.A.E. EAST, have set our hands this day of \_\_\_\_\_, 2026.

Cody Howard  
 KC BARND COMPANY LLC

Robert E. Fox, Member  
 LINWOOD DEVELOPMENT LLC

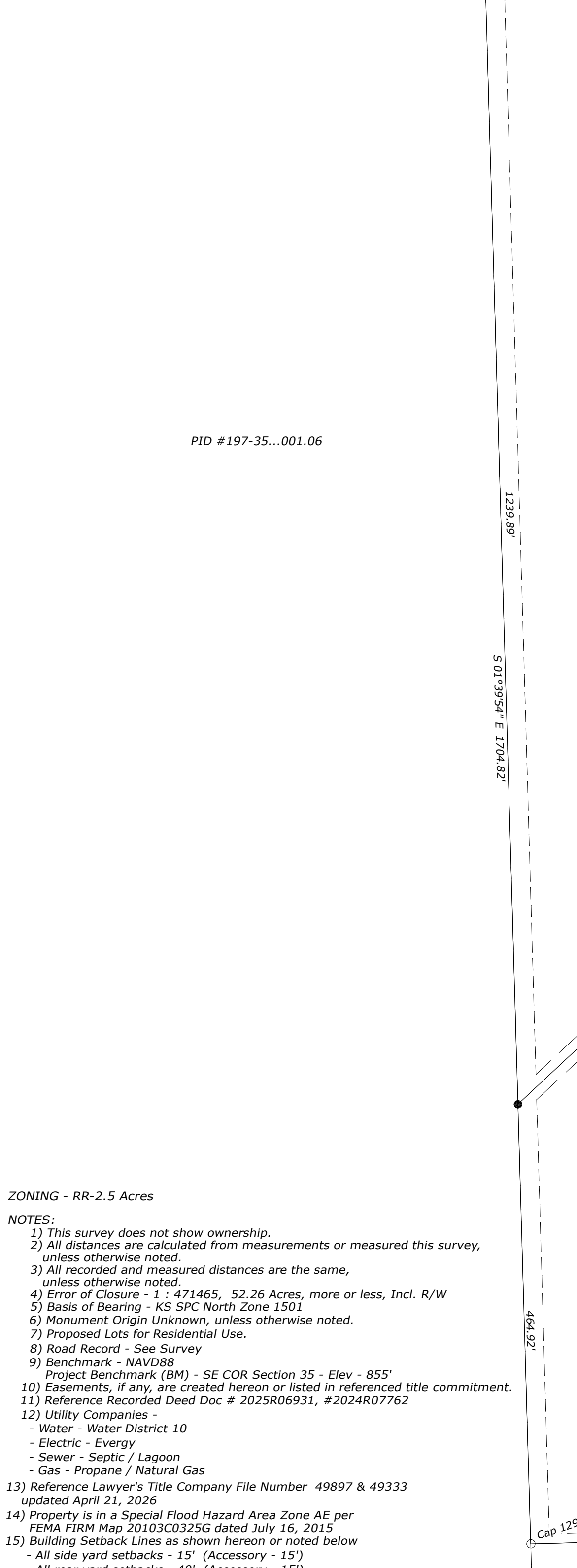
**NOTARY CERTIFICATE:**  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Cody Howard, KC BARND COMPANY, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged 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)

**NOTARY CERTIFICATE:**  
 Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Robert K. Fox, Member of Linwood 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)

19V  
 NW COR NE 1/4  
 Sec. 35-11-21  
 1/2" Rebar Cap #610

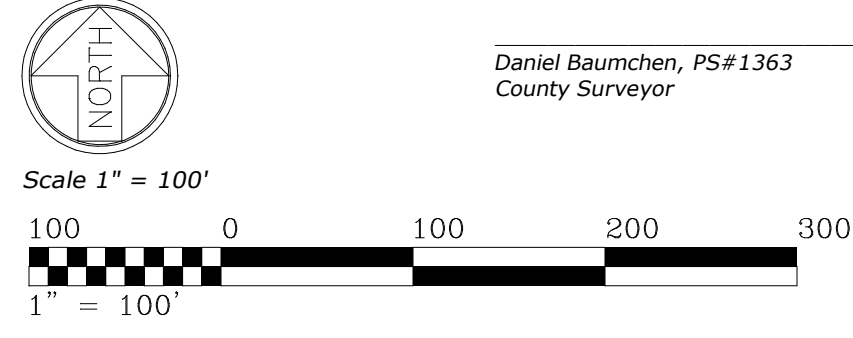


**ZONING - RR-2.5 Acres**

**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 : 471465, 52.26 Acres, more or less, Incl. R/W  
 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  
 Project Benchmark (BM) - SE COR Section 35 - Elev - 85'  
 10) Easements, if any, are created hereon or listed in referenced title commitment.  
 11) Reference Recorded Deed Doc # 2025R06931, #2024R07762  
 12) Utility Companies -  
 - Water - Water District 10  
 - Electric - Evergy  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas  
 13) Reference Lawyer's Title Company File Number 49897 & 49333 updated April 21, 2026  
 14) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0325G dated July 16, 2015  
 15) Building Setback Lines as shown hereon or noted below  
 - All side yard setbacks - 15' (Accessory - 15')  
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 KH - K. Herring Survey 1577  
 JAH - J.A. Herring Survey Doc # 2023S018  
 ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036

Job # K-26-1645 - 5th CAE  
 March 28, 2026 Rev. June 2, 2026

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



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

Daniel Baumen, PS#1363  
 County Surveyor

**RECORD DESCRIPTION:**  
 Lot 5, ACRES OF FOXRIDGE 5TH PLAT, Leavenworth County, Kansas.  
 AND  
 The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) All Lots only have Access to FOXRIDGE DRIVE through the Cross Access Easement.
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  - 6) Lots 3 & 5 are impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
  - 7) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. Document #2026R
  - 8) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, private drive, and private drive appurtenances.
  - 9) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 2 and 4 granted this plat.
  - 10) Exception to regulation Article 3, of the Lot-Width definition, exceeding the 150' maximum for Lot 2 and 5.

**APPROVALS**  
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES OF FOXRIDGE C.A.E. EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary: John Jacobson  
 Chairman: Jeff Spink

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

County Engineer - Mitch Pleak

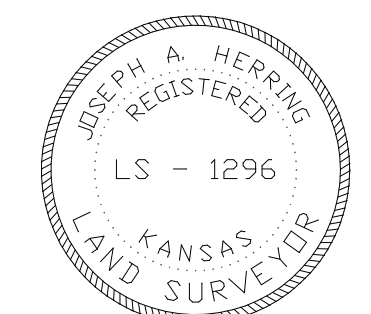
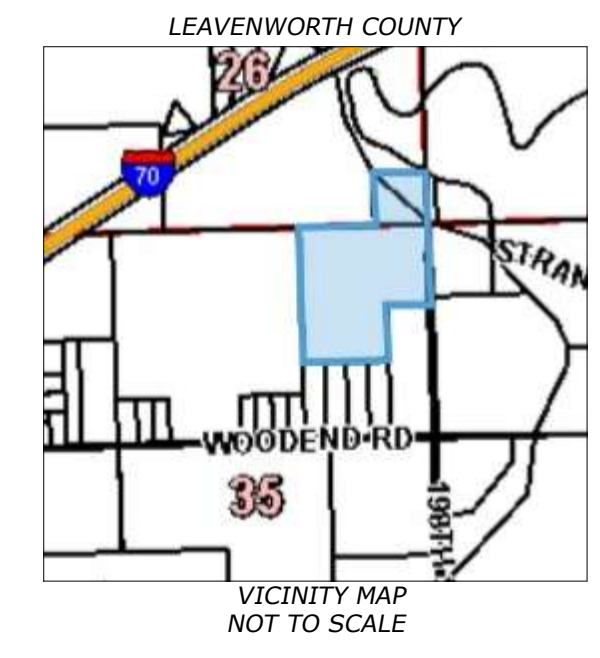
**COUNTY COMMISSION APPROVAL:**  
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF FOXRIDGE C.A.E. EAST this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman: Mike Stieben  
 County Clerk: Fran Keppler

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

Register of Deeds - TerriLois G. Todd

- 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
  - A - Arc Distance
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client



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

Joseph A. Herring  
 PS # 1296

# ACRES OF FOXRIDGE 5TH PLAT CAE PRIVATE ROAD PLANS LEAVENWORTH COUNTY KANSAS

**06-01-26  
PW Combined  
Comments**

**Sheet Index**

1. Title Sheet
2. Typical Section and General Notes
3. Plan & Profile
- 4-4A Cul-de-sac & Intersection Plan
5. Grading Plan
6. Details
- 7-8 Cross Sections

**UTILITY COMPANIES**

Everygy	816-471-5275
AT&T	800-288-2020
RWD #10	913-723-3452
Kansas Dig Safe	1-800-344-7233



Project Location



Owner: KC Barndo Company, LLC  
4303 Merriam Drive, Ste.1  
Overland Park, KS 66203

Surveyor: Herring Surveying  
315 N. 5th Street  
Leavenworth, KS 66048  
913-651-3858

Engineer: David Lutgen  
704 Indian Trail Ct  
Smithville, MO 64089  
913-683-2864

Design Reference – AASHTO Guidelines for Geometric  
Design of Low-Volume Roads (2019 Edition)

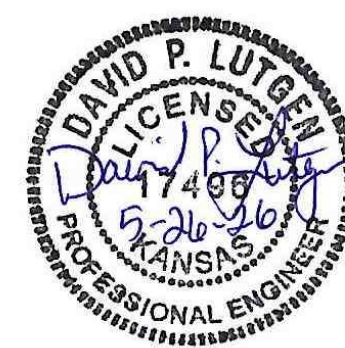
Design Speed – 20 mph

*David Lutgen*

5/26/26

David P. Lutgen, P.E.

Date



5					
4					
3					
2					
1					
NO.	DATE	REVISIONS	DPL	BY	APP'D

Designed By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Issue Date: \_\_\_\_\_  
Job No: \_\_\_\_\_

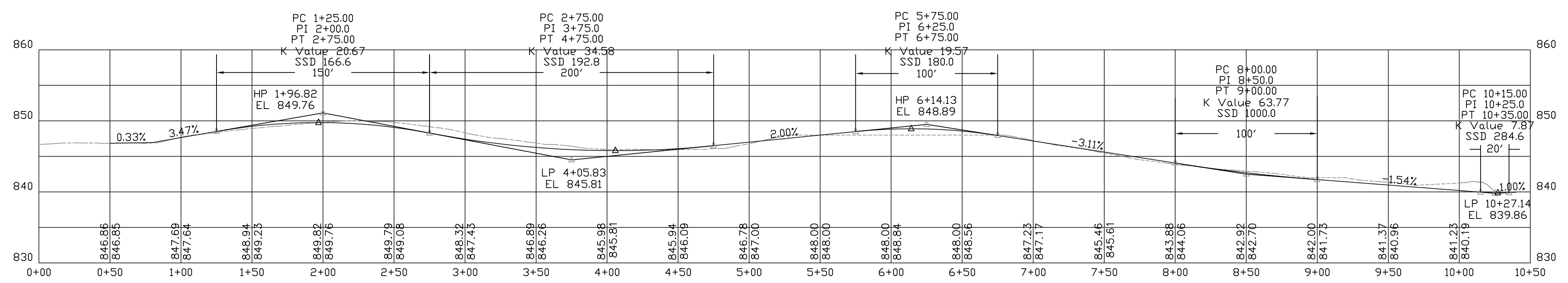
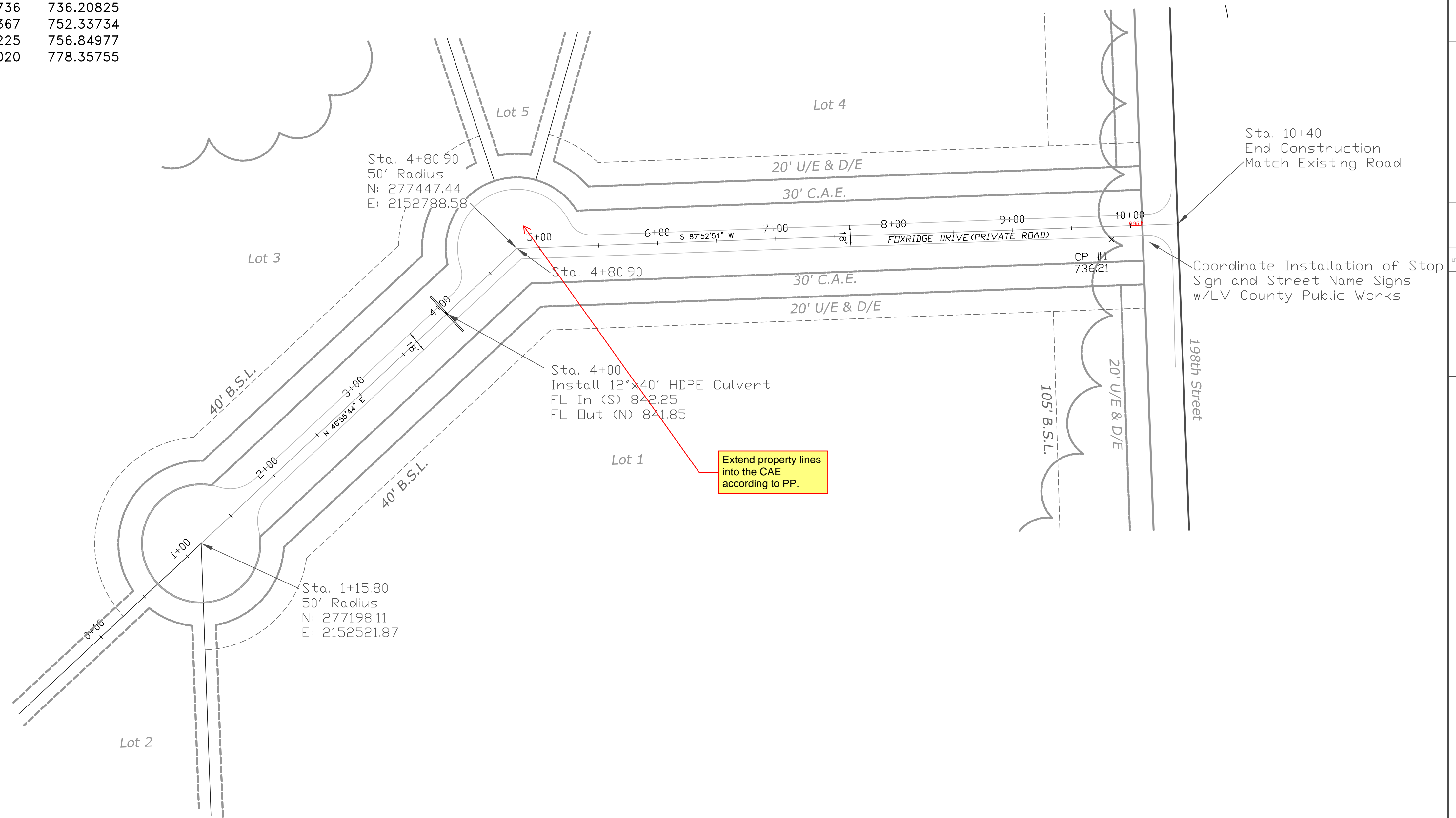
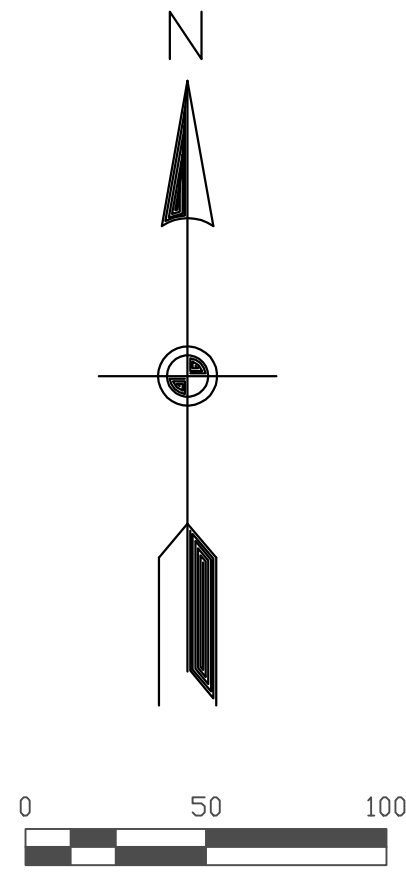
ACRES OF FOXRIDGE 5TH PLAT CAE  
LEAVENWORTH COUNTY KS  
FOXRIDGE DRIVE  
TITLE SHEET

SHEET NO.  
1

AUTOCAD VER.13 INFORMATION BLOCK  
 DRAWING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 XREF DWG4: NONE

	Northing	Easting	Elevation
CP #1 1/2" Iron Bar	277455.05543	2153291.22736	736.20825
CP #2 1/2" Iron Bar	275209.12360	2153407.78367	752.33734
CP #3 1/2" Iron Bar	275125.13987	2151245.00225	756.84977
CP #4 1/2" Iron Bar	276031.56237	2151434.56020	778.35755

KS SPC North Zone 1501



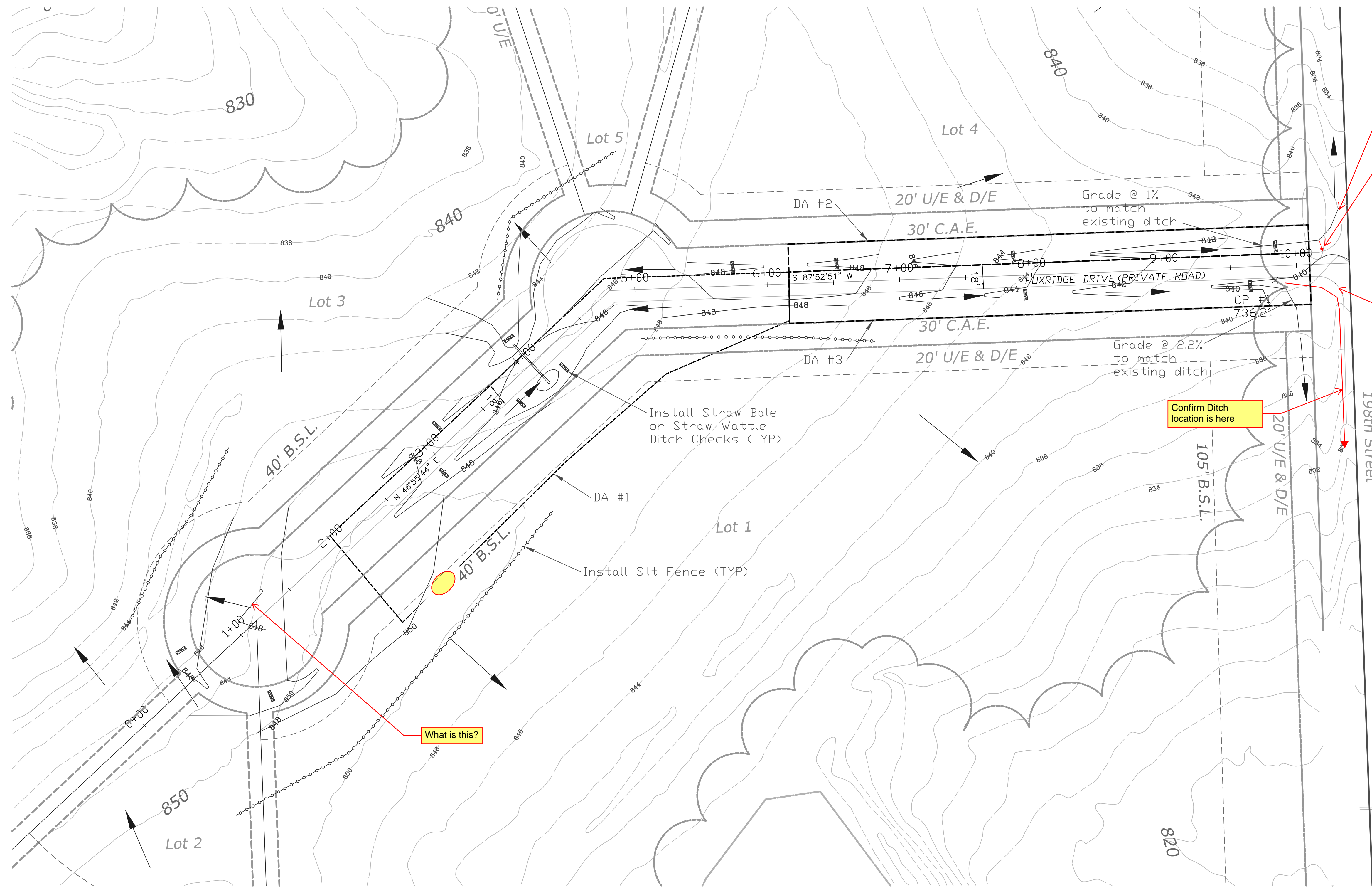
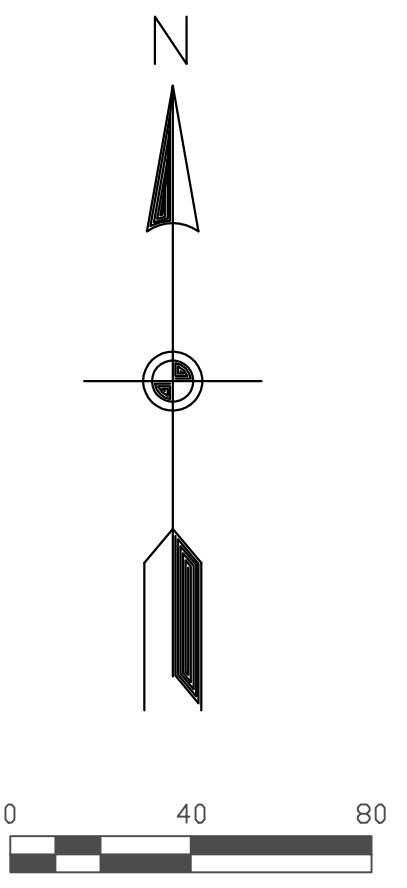
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Designed By: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Issue Date: \_\_\_\_\_  
 Job No.: \_\_\_\_\_

ACRES OF FOXRIDGE 5TH PLAT CAE  
 LEAVENWORTH COUNTY KS  
 FOXRIDGE DRIVE  
 PLAN & PROFILE

AUTOCAD VER.13 INFORMATION BLOCK  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 XREF DWG4: NONE

Culvert	Drainage Area	Drainage Area (acres)	c Value	Tc	Intensity		Diameter (in)	Length (ft)	Material	n value	Flow Rate (cfs)		Velocity (ft/sec)		25-yr HGL (ft)		100-yr HGL (ft)		Headwater (ft)			
					25-yr	100-yr					25-yr	100-yr	Down	Up	Down	Up	25-yr	100-yr	IC/OC			
4+00	1	0.69	0.36	18.73	5.51	6.79	12	40	HDPE	0.012	1.51	2.11	4.51	4.72	842.59	843.00	842.64	843.05	843.21	843.29	IC	
198th North Ditch	2	0.19	0.20	25.18		6.00						0.28		0.93							838.07	
199th South Ditch	3	0.35	0.44	18.64		6.80						1.31		1.65							838.17	



842 ties out to 840 contour, revise.

Grading conveys overland drainage towards road at this location, revise.

See Sheet 6 for ditch sections north and south along 198th St

Sheet 6 indicates a proposed edge elevation of 837.50. Add proposed 838 contour to coordinate with said elevation.

At road connection, provide additional grading information, coordinate with proposed profile for private drive, and coordinate with existing contours.

Confirm Ditch location is here


AUTOCAD VER.13 INFORMATION BLOCK  
 DRAWING: BY: DATE:  
 XREF DWG1: NONE XREF DWG2: NONE  
 XREF DWG3: NONE XREF DWG4: NONE

NO.	DATE	REVISIONS	BY	APPD
5				
4				
3				
2				
1				

Designed By: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Issue Date: \_\_\_\_\_  
 Job No.: \_\_\_\_\_

ACRES OF FOXRIDGE 5TH PLAT CAE  
 LEAVENWORTH COUNTY KS  
 FOXRIDGE DRIVE  
 GRADING & CULVERT PLAN

SHEET NO.  
 5



April 24, 2026

Brandon Dockins  
KC Barndo LLC  
4303 Merriam Dr.  
Overland Park, KS 66203

Re: Rural water service availability Acres of Foxridge C.A.E. East Lot 5 replat

Dear Mr. Dockins,

This letter is in response to your request for service at the proposed Acres of Foxridge C.A.E. East replat of lot 5 development Leavenworth County. Leavenworth RWD10 District's expansion project in this area is currently under construction according to enclosed plans. The 6-in main transmission line has been extended north from 198<sup>th</sup> St & Woodend per plans and all that remains is installation of the 2-inch pipeline which is pending road construction of Foxridge Drive. Once installed the District will be able to serve the five lots of the proposed plat upon purchase of benefit units/meters.

Please keep us updated on your progress and once road construction is complete, we can move forward with remainder of the waterline extension. If you have any additional questions or concerns, please do not hesitate to contact us.

Sincerely,

Steve Conley, District Manager  
Mary Conley, Business Manager

04/23/2026

**Re: Acres of Foxridge A.C.E. East  
Leavenworth County , Kansas**

Dear LVCO PZ:

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

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



Sincerely,

Tim Brunner  
Contract Designer  
Evergy  
746 E 27<sup>th</sup> St Lawrence, KS  
785-865-4847

## Schweitzer, Joshua

---

**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Tuesday, April 21, 2026 9:28 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-051 Preliminary Plat Acres of Foxridge CAE East - Herring

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Tuesday, April 21, 2026 8:47 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; Dedeke, Andrew ; Brown, Misty ; Miller, Jamie ; Dedeke, Andrew ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-051 Preliminary Plat Acres of Foxridge CAE East - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for 5-lot CAE subdivision located at 197-35-0-00-00-022.04; 197-26-0-00-00-017; 018.

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 May 5, 2026.

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

v / r

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

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

### Disclaimer

*This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed*

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, April 28, 2026 9:20 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-051 Preliminary Plat Acres of Foxridge CAE East - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have not received any complaints on these properties, and we are not aware of any septic systems currently installed on them.

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

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

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

---

**From:** Schweitzer, Joshua  
**Sent:** Tuesday, April 21, 2026 8:47 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Miller, Jamie ; 'adedeke@lvsheriff.org' ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-051 Preliminary Plat Acres of Foxridge CAE East - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for 5-lot CAE subdivision located at 197-35-0-00-00-022.04; 197-26-0-00-00-017; 018.

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 May 5, 2026.

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

v / r

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-052 & 053 HTD Estates

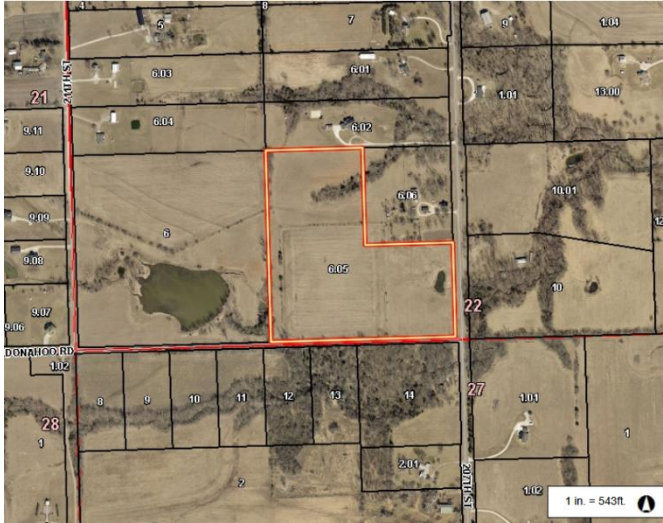
June 10, 2026

**REQUEST:** *Regular Agenda*

Preliminary Plat       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 00000 Donahoo Rd.



**APPLICANT/APPLICANT AGENT:**  
Larry Hahn  
Hahn Surveying

**PROPERTY OWNER:**  
Gregg & Deborah Denholm  
Tonganoxie, KS 66086

**CONCURRENT APPLICATIONS:**  
NONE

LAND USE
<b>ZONING:</b> RR-5
<b>FUTURE LAND USE DESIGNATION:</b> RR-2.5

**LEGAL DESCRIPTION:**

A Minor Subdivision in the Southwest Quarter of Section 22, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-052 & 053, Preliminary & Final Plat for HTD Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-052 & 053, Preliminary & Final Plat for HTD Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 28.60 Acres

**PARCEL ID NO:**  
145-22-0-00-00-006.05

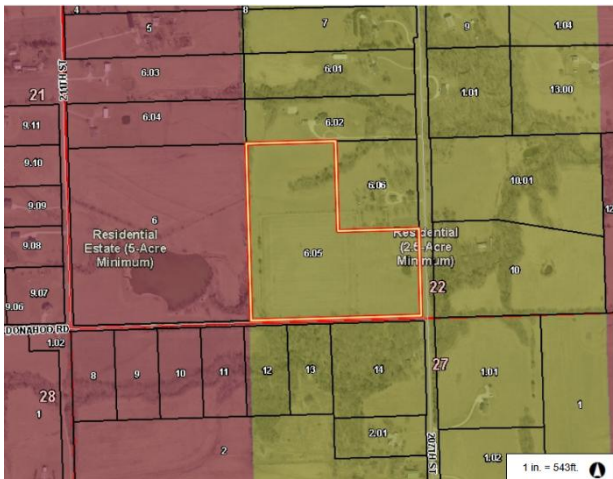
**BUILDINGS:**  
N/A

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 00000 Donahoo Road (PID # 145-22-0-00-00-006.05) as Lots 01 through 02 of H.T.D. Estates.

**ACCESS/STREET:**  
207<sup>th</sup> Street – High Volume Arterial, paved ± 26'; Donahoo Rd – Local, paved ± 25'

**FUTURE LAND USE DESIGNATION MAP:**



**UTILITIES**

**SEWER:** Private Septic

**FIRE:** Stranger

**WATER:** RWD 9

**ELECTRIC:** Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
6/2/2026

**NEWSPAPER NOTIFICATION:**  
N/A

**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
N/A

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

**STAFF COMMENTS:**

The applicant is proposing to divide a 28.6-acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 1 will be approximately 25 acres in size. Lots 2 will be approximately 5 acres in size. Lot 2 does require a exception for exceeding the 1:1 lot-depth to lot-width ratio. If exception were to be approved, all lots meet the requirements for the RR-5 zoning district.

**EXCEPTIONS:**

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

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

*Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-depth to Lot-Width (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-depth to Lot-Width, as submitted by the application.*

**PROPOSED CONDITIONS:**

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

5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:  
Memo - Emergency Management, dated May 11, 2026

**PROPOSED MOTIONS:**

Approve case DEV-26-052/053, a request to plat the property located at 00000 Donahoo Road into a 2-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-052/053 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-052/053, a request to plat the property located at 00000 Donahoo Road into a 2-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-052/053.*

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

*Motion: Chairman, I move to table Case No. DEV-26-052/053 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

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

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

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

<b>APPLICANT/AGENT INFORMATION</b> NAME _____ ADDRESS _____ CITY/ST/ZIP _____ PHONE _____ EMAIL _____ CONTACT PERSON _____	<b>OWNER INFORMATION</b> NAME <u>GREGG &amp; DEBORAH DENHOLM</u> ADDRESS [REDACTED] CITY/ST/ZIP <u>TONGANOXIE, KS. 66086</u> PHONE [REDACTED] EMAIL _____ CONTACT PERSON <u>GREGG DENHOLM</u>
---	--

**GENERAL INFORMATION**

Subdivision Name: H.T.D. ESTATES

Legal Description (S-T-R 1/4 Section): SW 1/4 OF 22-T10S-R21E

Zoning: RR- 5.00

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: [REDACTED]

Phone : [REDACTED] Fax : \_\_\_\_\_ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <b>30.13 ACRES</b>	Number of Lots: <b>3</b>	Minimum Lot Size: <b>5.00 ACRES</b>
Maximum Lot Size: <b>19.92 ACRES</b>	Zoning: <b>RR - 5.0</b>	Density:
Open Space Acreage:	Water District: <b>RWD #9</b>	Proposed Sewage: <b>ON SITE</b>
Fire District: <b>STRANGER</b>	Electric Provider: <b>FREESTATE</b>	Natural Gas Provider: <b>PROPANE</b>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number:	

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 Final Plat approval as indicated above.

Signature: [Handwritten Signature] Date: 3-25-24

ATTACHMENT A-2

# Lawyers Title of Kansas, Inc.



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

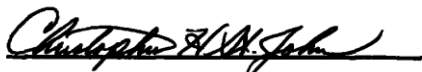
## OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **02/03/2026 07:00 AM RTD EFFECTIVE 3/23/26** **Case No: 37420**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:  
**Gregg A. Denholm and Deborah L. Denholm**
3. The land referred to in this Report is described as follows:  
**0 Donahoo Rd Tonganoxie, KS 66086**

**See Page 2 Schedule A for Legal Description**

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

**Lawyers Title of Topeka, Inc.**



**Abstractor**

# Lawyers Title of Kansas, Inc.

## OWNERS AND ENCUMBRANCE REPORT

### SCHEDULE A Legal Description

Case No.: 37420

A tract of land in the Southwest Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, described as follows:

Commencing at the South Quarter corner of said Section 22; thence, South 88 degrees 16 minutes 05 seconds West, 70.00 feet along the South line of said Southwest Quarter to the point of beginning; thence, South 88 degrees 16 minutes 05 seconds West, 1252.09 feet along said South line; thence North 01 degrees 40 minutes 28 seconds West, 1328.11 feet; thence, North 88 degrees 26 minutes 19 seconds East, 1322.99 feet to the East line of said Southwest Quarter; thence, South 01 degrees 38 minutes 09 seconds East, 1284.17 feet along said East line; thence South 88 degrees 16 minutes 05 seconds West, 70.00 feet; thence, South 01 degrees 38 minutes 09 seconds East, 40.00 feet to the point of beginning,  
**EXCEPT THE FOLLOWING:**

Commencing at the South Quarter corner of said Section 22; thence, North 01 degree 38 minutes 09 seconds West, 662.09 feet along the East line of said Southwest Quarter to the point of beginning of this tract; thence South 88 degrees 21 minutes 12 seconds West, 662.09 feet; thence North 01 degree 39 minutes 19 seconds West, 663.08 feet; thence North 88 degrees 26 minutes 19 seconds East, 662.31 feet to the East line of said Southwest Quarter; thence South 01 degree 38 minutes 09 seconds East, 662.09 feet along said East line to the point of beginning,

**AND EXCEPT any part thereof taken or used for road purposes.**

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

Warranty Deed dated March 13, 2019, executed by Gregg A. Denholm and Deborah L. Denholm, husband and wife, to Matthew A. Seba and April L. Seba, husband and wife, filed March 27, 2019, and recorded in Document No. 2019R01952 (DEED OFF).

Trustee's Deed dated June 14, 2018, executed by Gregg A. Denholm, Successor Trustee of the Harold Thomas Denholm Revocable Trust dated January 4, 2008, to Gregg A. Denholm and Deborah L. Denholm, husband and wife, as Joint Tenants, filed June 18, 2018, and recorded in Document No. 2018R04850.

Death Certificate for Mary Aileen Denholm, date of death September 22, 2007, recorded January 25, 2008, in Document No. 2008R00787.

Quit Claim Deed dated January 28, 2008, executed by Harold T. Denholm, a Widower, to Harold T. Denholm, as Trustee of the Harold T. Denholm Revocable Trust, dated January 4, 2008, recorded January 30, 2008, in Document No. 2008R00956.

Warranty Deed dated January 20, 1956, executed by Ottielie Wenger, et al., to Harold T. Denholm and Mary A. Denholm, as Joint Tenants, recorded February 17, 1956, in Book 383 Page 156.]

**Schweitzer, Joshua**

---

**From:** [REDACTED]  
**Sent:** Friday, June 5, 2026 10:24 AM  
**To:** Johnson, Melissa  
**Subject:** H.T.D. Estates

I give Larry Hahn of Hahn Surveying permission to communicate and receive information on my behalf on the above-mentioned application.

Deborah Denholm

[REDACTED]  
Tonganoxie, Ks 66086

**Schweitzer, Joshua**

---

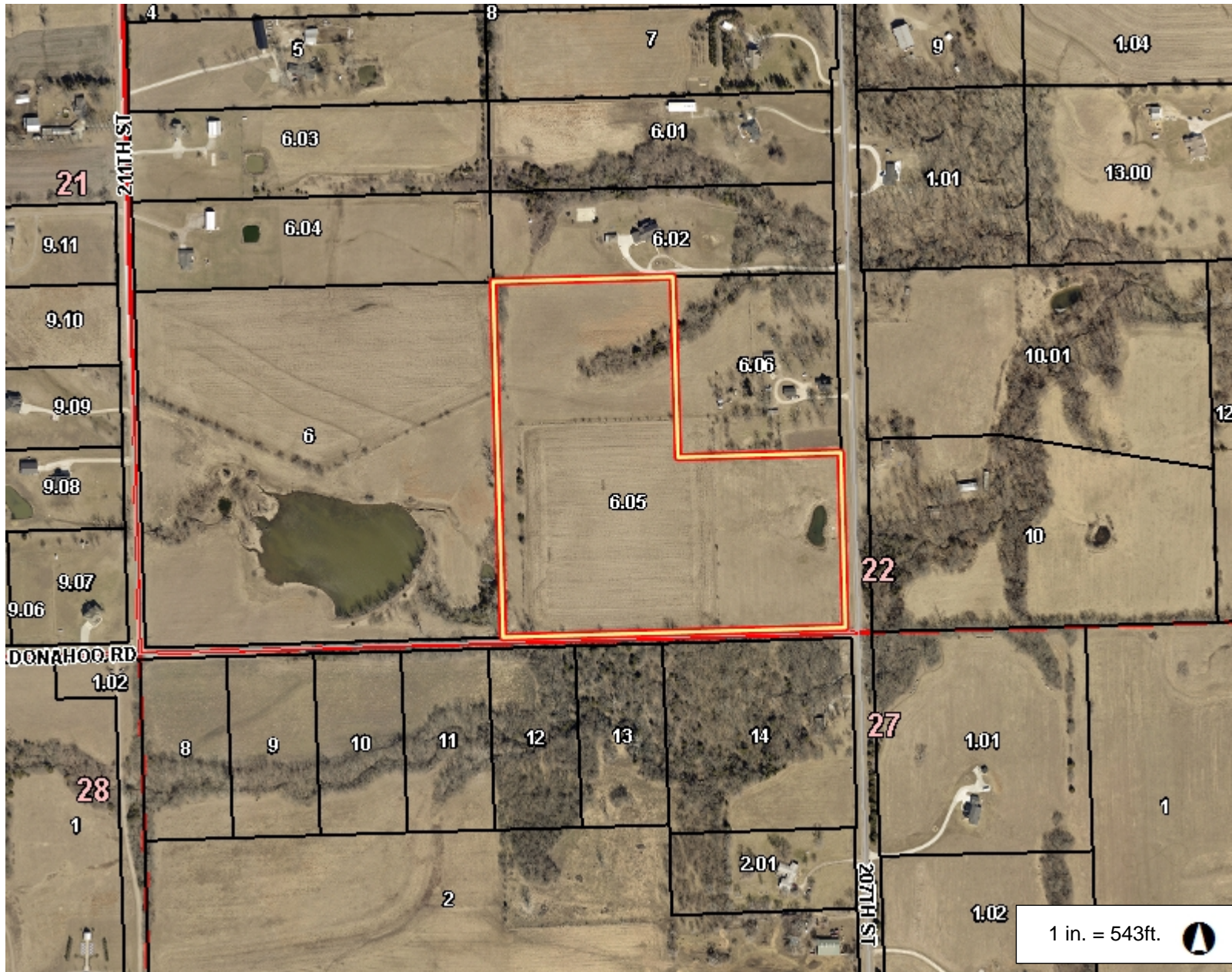
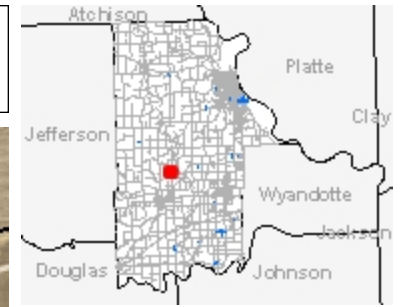
**From:** [REDACTED]  
**Sent:** Friday, June 5, 2026 10:10 AM  
**To:** Johnson, Melissa  
**Subject:** H.T.D. Estates

I give Larry Hahn of Hahn Surveying permission to communicate and receive information on my behalf on the above-mentioned application.

Gregg A. Denholm

[REDACTED]  
Tonganoxie, KS 66086

# Leavenworth County, KS



## Legend

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

## Notes

1,085.1      0      542.56      1,085.1 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## **H.T.D. ESTATES**

Article 50, Section 40.3.i, Lot-depth to Lot-width for lot 2.

1. No special circumstances or conditions affecting the property.
2. The exception is necessary due to no driveway access onto 207<sup>th</sup> Street.
3. The granting of this exception will not be detrimental to the public welfare or injurious to adjacent property.

5/5/26 PW Combined Review. No Comment.

H.T.D. Estates

Leavenworth County Kansas

Drainage Report

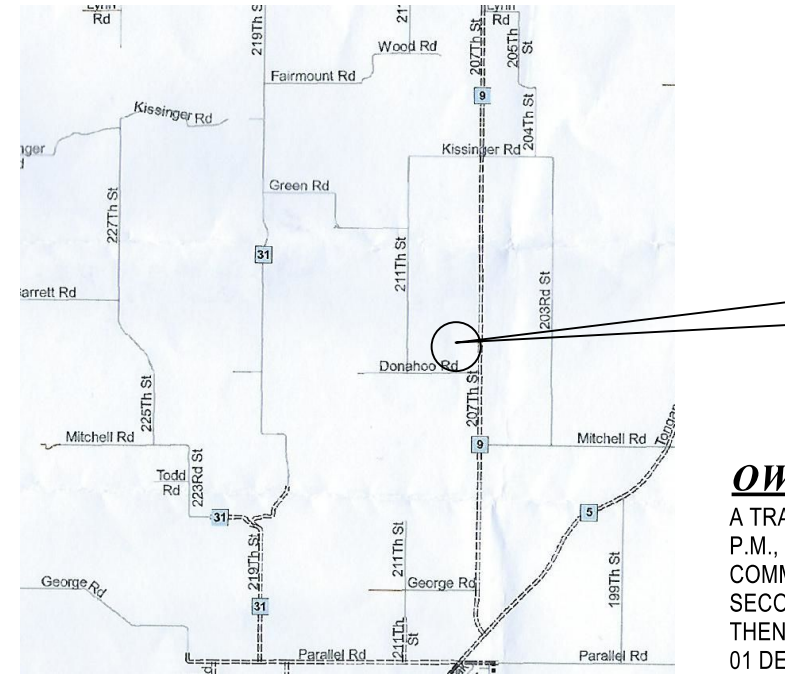
March 26, 2026



06-01-26  
PW Combined  
Comments

# H.T.D. ESTATES

A SUBDIVISION IN THE SOUTHWEST QUARTER  
SECTION 22-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS  
FINAL PLAT



LOCATION MAP  
NO SCALE

**OWNERS AND ENCUMBRANCE REPORT DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 70.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 1252.09 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS WEST, 1328.11 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 1322.99 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS WEST, 70.00 FEET; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, N 01 DEGREES 38 MINUTES 09 SECONDS WEST, 662.09 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, SOUTH 88 DEGREES 21 MINUTES 12 SECONDS WEST, 662.09 FEET; THENCE, NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST, 663.08 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 662.31 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

**SURVEYORS DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, S 88°16'05"W, 1322.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE, N 01°40'28"W, 1328.11 FEET; THENCE, N 88°26'19"E, 660.68 FEET; THENCE, S 01°39'19"E, 663.08 FEET; THENCE, N 88°21'12"E, 662.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, S 01°38'09"E, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINS 30.19 ACRES, MORE OR LESS, INCLUDING ROAD R/W. RELATIVE: 1.332-074

**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 "H.T.D. 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

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

IN TESTIMONY WHEREOF:  
WE, THE UNDERSIGNED OWNERS OF "H.T.D. ESTATES", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED GREGG A. DENHOLM AND DEBORAH L. DENHOLM, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND ABOVE WRITTEN.

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

**APPROVAL**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "H.T.D. ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / JEFF SPINK \_\_\_\_\_ SECRETARY / JOHN JACOBSON \_\_\_\_\_

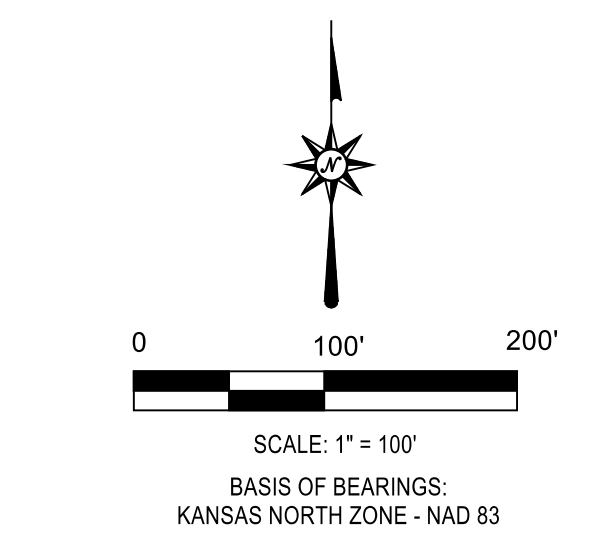
THE LEAVENWORTH COUNTY ENGINEERS PLAT REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

COUNTY ENGINEER / MITCH PLEAK, PE \_\_\_\_\_  
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "H.T.D. ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / MIKE STIEBEN \_\_\_\_\_ COUNTY CLERK / FRAN KEPPLER (ATTEST) \_\_\_\_\_

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

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS 1363 \_\_\_\_\_



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - S/B BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - //// NO ACCESS
  - (NS) NO MONUMENT SET CORNER FALLS IN BEAVER POND

**OWNER / DEVELOPER**  
GREGG A. DENHOLM  
DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086  
816-810-9678

- REFERENCES**
- DIG WHITE SURVEY - 1996 (NOT RECORDED) PN. 145-22-6.04
  - DOC. #2019S010
  - NILA ESTATES PLAT / DOC. #2024P00026
  - DOC. #2018S031
  - BOUNDARY DESCRIPTION FROM O&E REPORT. NO DEED RECORDED

**BENCHMARK**  
1/2" REBAR AT THE SW CORNER 22-T10S-R21E  
EL. 919.33 (NAVD 88)

**ZONING**  
RR - 5.0

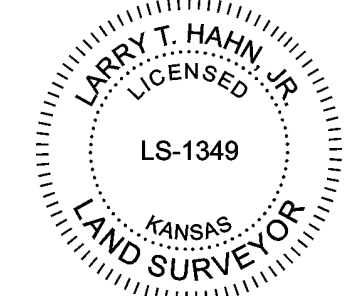
- RESTRICTIONS**
- NO OFF PLAT RESTRICTIONS.
  - 40' REAR SETBACK FOR RESIDENCES  
15' REAR SETBACK FOR ACCESSORY BUILDINGS  
15' SIDE SETBACK
  - AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  - EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
  - 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.
  - STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  - LOT 1 SHALL HAVE NO ACCESS TO 207TH STREET.

- SW CORNER 22-T10S-R21E (13R)  
1/2" REBAR (REF. #2, #3)  
1. NE 33.73 TO 60D NAIL IN TOP OF CORNER POST  
2. NE 38.90 TO PK NAIL IN TOP OF BRACE POST  
3. SW 33.04 TO 60D NAIL IN POWER POLE

- 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 / RESIDENTIAL
  - THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA  
FEMA FIRM 20103C0225G, DATED 7/16/2015
  - TITLE COMMITMENT PROVIDED BY LAWYERS TITLE OF KANSAS, INC.  
CASE NO. 37420, EFFECTIVE DATE: 02/03/2026

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**  
FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILLOIS G. TODD



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

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

# H.T.D. ESTATES

A SUBDIVISION IN THE SOUTHWEST QUARTER  
SECTION 22-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS  
PRELIMINARY PLAT

"UNPLATTED TRACT"  
PN. 145-22-6.04  
OWNER:  
YUNG M. & DANIELLE N. SHAFER  
21410 211TH STREET  
TONGANOXIE, KS. 66086

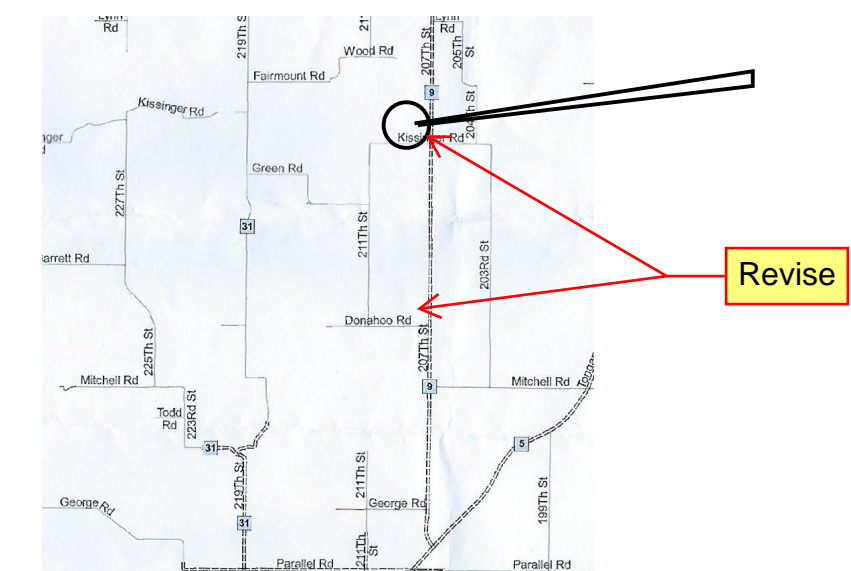
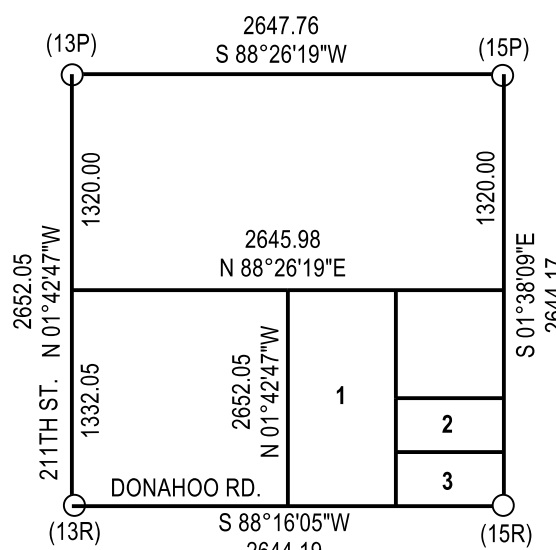
CENTER 22-T10S-R21E (15P)  
ALUMINUM CAP  
1. SW 56.39 TO 60D NAIL IN POWER POLE  
2. W 35.90 TO 60D NAIL IN TOP OF CORNER POST  
3. WNW 34.08 TO 60D NAIL IN FENCE POST

W 1/4 CORNER 22-T10S-R21E (13P)  
1/2" x 24" REBAR WITH #1349 CAP (REF. #2)  
1. WNW 14.50 TO "U" POST MARKED T-40  
2. SSE 147.50 TO MKG NAIL IN POWER POLE  
3. SSW 90.33 TO 60D NAIL IN TOP OF STUMP  
4. S 8.32 TO 1/2" REBAR (REF. #3)

"UNPLATTED TRACT"  
PN. 145-22-6.02  
OWNER:  
WILLIAM T. & SUSAN M. GEIGER  
21449 207TH STREET  
TONGANOXIE, KS. 66086

"UNPLATTED TRACT"  
PN. 145-22-6.06  
OWNER:  
MATTHEW A. & APRIL L. SEBA  
21325 207TH STREET  
TONGANOXIE, KS. 66086

"UNPLATTED TRACT"  
PN. 145-22-6  
OWNER:  
GREGG A. & DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086



06-01-26  
PW Combined  
Comments

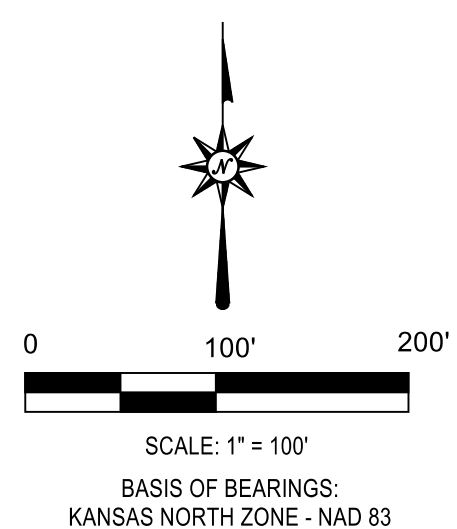
LOCATION MAP  
NO SCALE

**OWNERS AND ENCUMBRANCE REPORT DESCRIPTION**

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COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, N 01 DEGREES 38 MINUTES 09 SECONDS WEST, 662.09 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, SOUTH 88 DEGREES 21 MINUTES 12 SECONDS WEST, 662.09 FEET; THENCE, NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST, 663.08 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 662.31 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

**SURVEYORS DESCRIPTION**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH 1, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, S 88°16'05"W, 1322.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE, N 01°40'28"W, 1328.11 FEET; THENCE, N 88°26'19"E, 660.68 FEET; THENCE, S 01°39'19"E, 663.08 FEET; THENCE, N 88°21'12"E, 662.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, S 01°38'09"E, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINS 30.19 ACRES, MORE OR LESS, INCLUDING ROAD R/W. RELATIVE: 1:332,074



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- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - S/B BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - POWER POLE
  - //// NO ACCESS
  - (NS) NO MONUMENT SET CORNER FALLS IN BEAVER POND

**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 / RESIDENTIAL
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C0225G, DATED 7/16/2015
5. TITLE COMMITMENT PROVIDED BY LAWYERS TITLE OF KANSAS, INC. CASE NO. 37420, EFFECTIVE DATE: 02/03/2026

**RESTRICTIONS**

1. NO OFF PLAT RESTRICTIONS.
2. 40' REAR SETBACK FOR RESIDENCES
3. 15' REAR SETBACK FOR ACCESSORY BUILDINGS
4. 15' SIDE SETBACK
5. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
6. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
7. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
8. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING/WEATHER PERMITTING.
9. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
10. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
11. LOT 1 SHALL HAVE NO ACCESS TO 207TH STREET.

**UTILITIES**

ELECTRIC / FREESTATE  
WATER / R.W.D. #9  
SEWAGE / PRIVATE ON SITE SYSTEM  
FIRE DISTRICT / STRANGER

**REFERENCES**

1. DG WHITE SURVEY - 1996 (NOT RECORDED) PN. 145-22-6.04
2. DOC. #2019S010
3. NILA ESTATES PLAT / DOC. #2024P00026
4. DOC. #2018S031

**BENCHMARK**

1/2" REBAR AT THE SW CORNER 22-T10S-R21E  
EL. 919.33 (NAVD 88)

**DRAINAGE CALCULATIONS**

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

**ROAD INFORMATION**

207TH STREET - 24' +/- WIDE PAVED SURFACE (CLASS-SECONDARY)  
DONAHOO ROAD - 18' +/- WIDE PAVED SURFACE (CLASS-LOCAL)

**PUBLIC IMPROVEMENT**

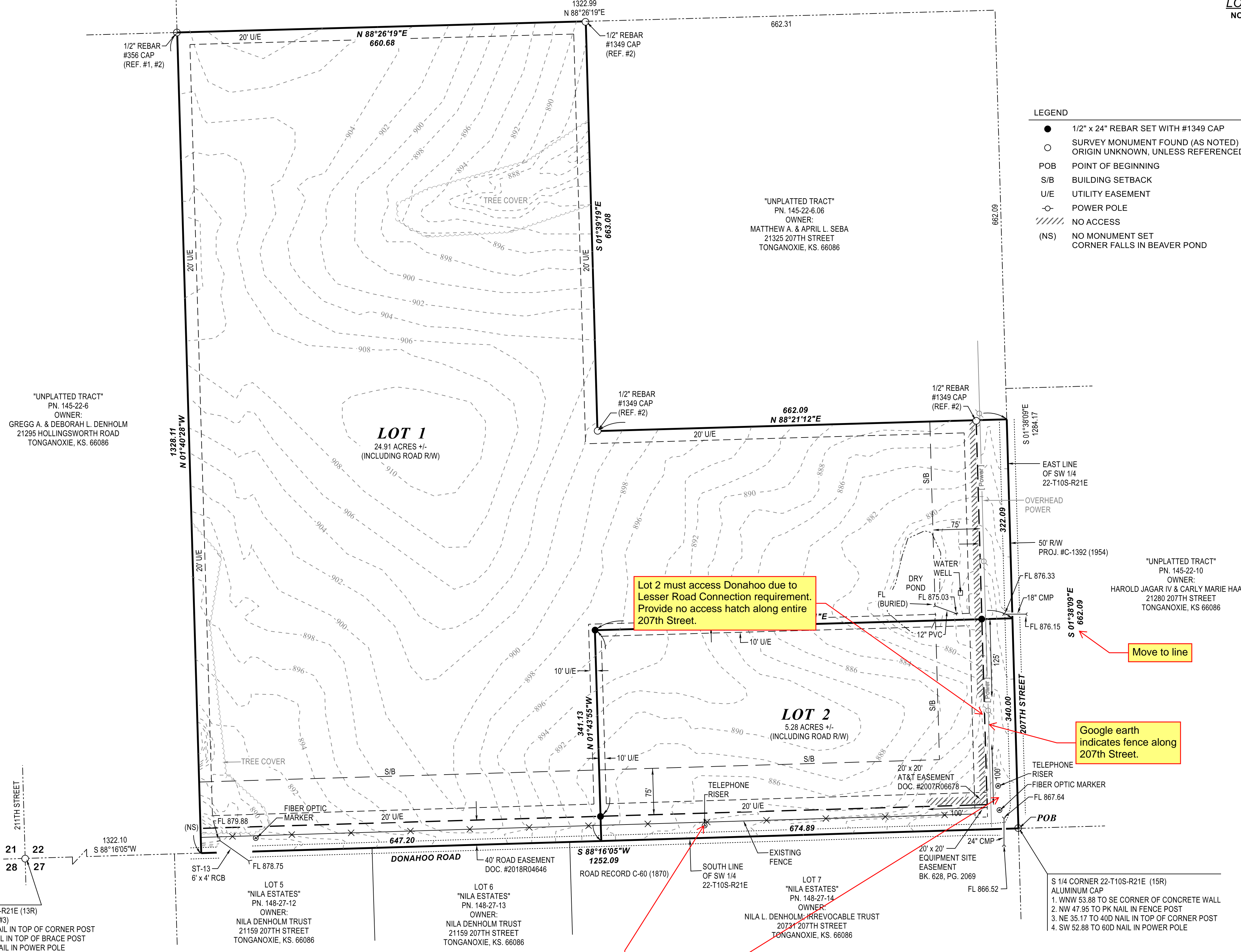
NONE

**ZONING**

RR-5.0

**OWNER / DEVELOPER**

GREGG A. DENHOLM  
DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086  
816-810-9678



Lot 2 must access Donahoo due to Lesser Road Connection requirement. Provide no access hatch along entire 207th Street.

Move to line

Google earth indicates fence along 207th Street.

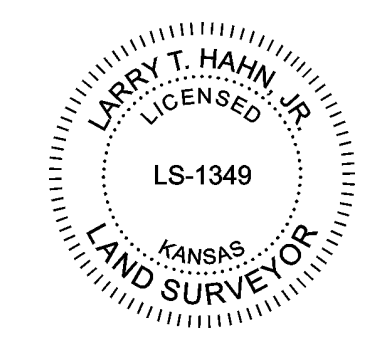
Depict UG Comm line along Donahoo

SW CORNER 22-T10S-R21E (13R)  
1/2" REBAR (REF. #2, #3)  
1. NE 33.73 TO 60D NAIL IN TOP OF CORNER POST  
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3. SW 33.04 TO 60D NAIL IN POWER POLE

LOT 5  
"NILA ESTATES"  
PN. 148-27-12  
OWNER:  
NILA DENHOLM TRUST  
21159 207TH STREET  
TONGANOXIE, KS. 66086

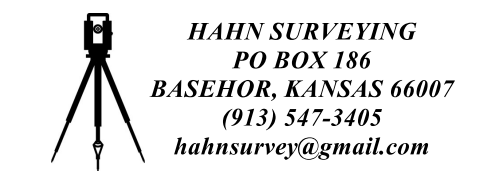
LOT 6  
"NILA ESTATES"  
PN. 148-27-13  
OWNER:  
NILA DENHOLM TRUST  
21159 207TH STREET  
TONGANOXIE, KS. 66086

LOT 7  
"NILA ESTATES"  
PN. 148-27-14  
OWNER:  
NILA L. DENHOLM, IRREVOCABLE TRUST  
20724 207TH STREET  
TONGANOXIE, KS. 66086



THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

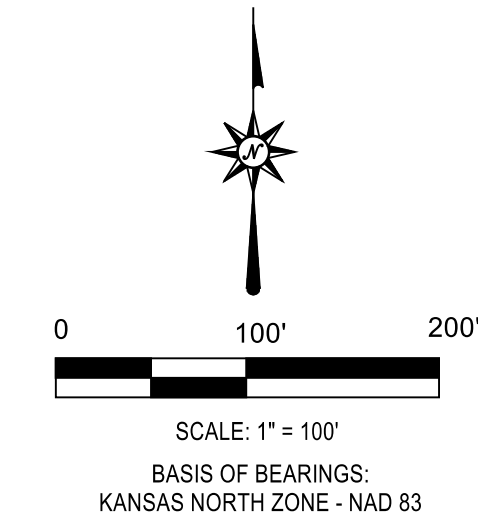
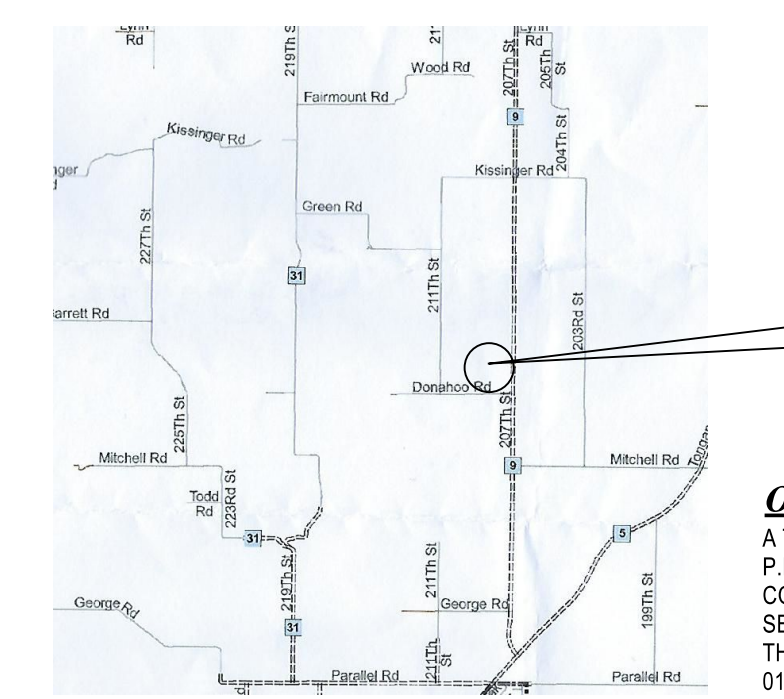
LARRY T. HAHN, PS #1349



# H.T.D. ESTATES

A SUBDIVISION IN THE SOUTHWEST QUARTER  
SECTION 22-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



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  - U/E UTILITY EASEMENT
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### OWNER / DEVELOPER

GREGG A. DENHOLM  
DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086  
816-810-9678

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- BOUNDARY DESCRIPTION FROM O&E REPORT. NO DEED RECORDED

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1/2" REBAR AT THE SW CORNER 22-T10S-R21E  
EL. 919.33 (NAVD 88)

### ZONING

RR - 5.0

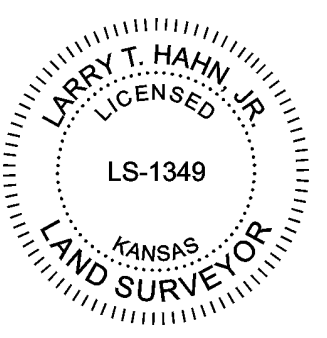
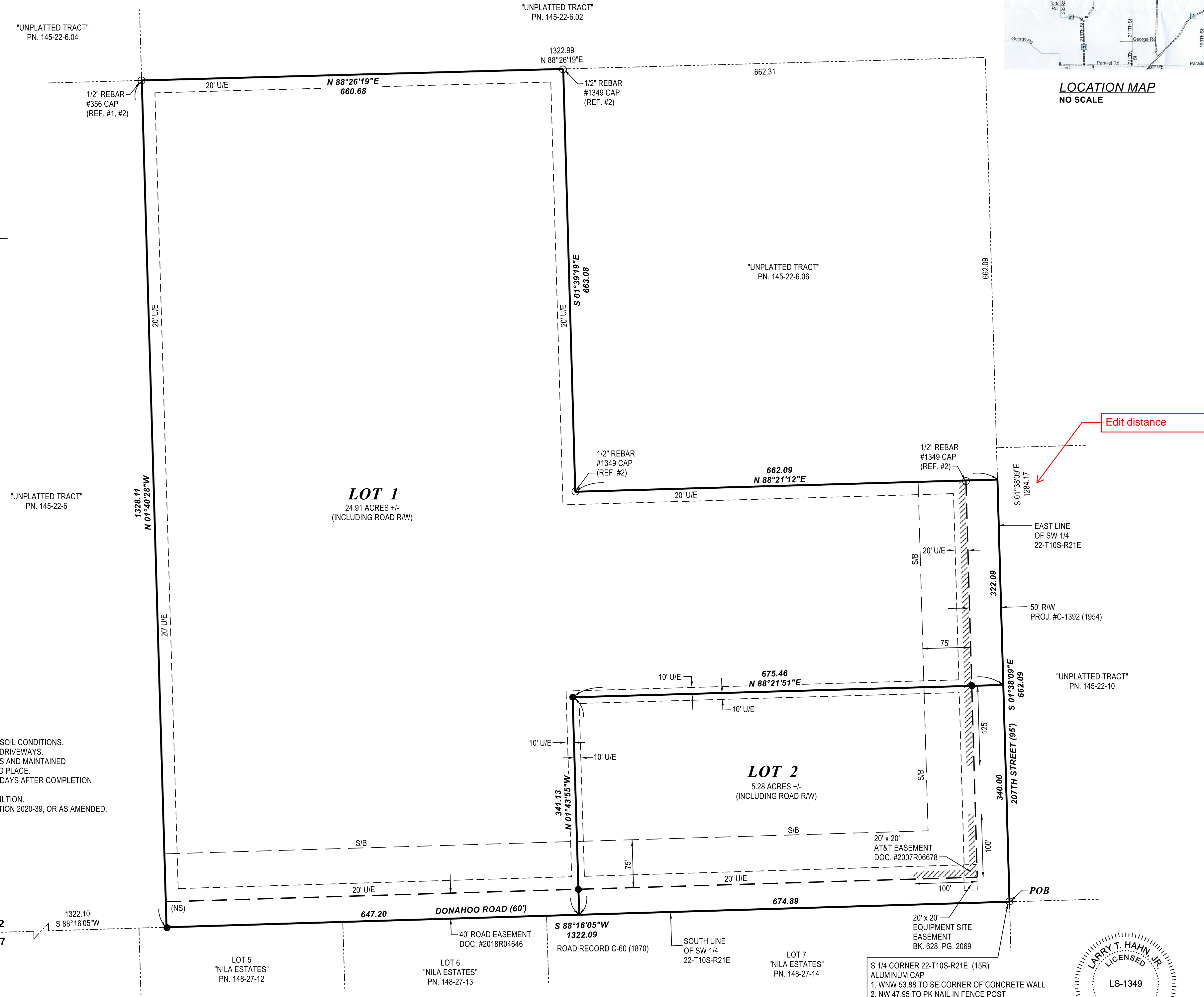
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- A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
- RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
- STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
- LOT 1 SHALL HAVE NO ACCESS TO 207TH STREET.

- SW CORNER 22-T10S-R21E (13R)  
1/2" REBAR (REF. #2, #3)  
1. NE 33.73 TO 60D NAIL IN TOP OF CORNER POST  
2. NE 38.90 TO PK NAIL IN TOP OF BRACE POST  
3. SW 33.04 TO 60D NAIL IN POWER POLE

### 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 / RESIDENTIAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA  
FEMA FIRM 20103C0225G, DATED 7/16/2015
- TITLE COMMITMENT PROVIDED BY LAWYERS TITLE OF KANSAS, INC.  
CASE NO. 37420, EFFECTIVE DATE: 02/03/2026



STATE OF KANSAS / COUNTY OF LEAVENWORTH  
FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILLOIS G. TODD

LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

### OWNERS AND ENCUMBRANCE REPORT DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 70.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 1252.09 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS WEST, 1328.11 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 1322.99 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS WEST, 70.00 FEET; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, N 01 DEGREES 38 MINUTES 09 SECONDS WEST, 662.09 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, SOUTH 88 DEGREES 21 MINUTES 12 SECONDS WEST, 662.09 FEET; THENCE, NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST, 663.08 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 662.31 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

### SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, S 88°16'05"W, 1322.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE, N 01°40'28"W, 1328.11 FEET; THENCE, N 88°26'19"E, 660.68 FEET; THENCE, S 01°39'19"E, 663.08 FEET; THENCE, N 88°21'12"E, 662.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, S 01°38'09"E, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINS 30.19 ACRES, MORE OR LESS, INCLUDING ROAD R/W.  
RELATIVE: 1.332,074

### 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 "H.T.D. 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

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

IN TESTIMONY WHEREOF:  
WE, THE UNDERSIGNED OWNERS OF "H.T.D. ESTATES", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

GREGG A. DENHOLM  
DEBORAH L. DENHOLM

### STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED GREGG A. DENHOLM AND DEBORAH L. DENHOLM, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND ABOVE WRITTEN.

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

### APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "H.T.D. ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / JEFF SPINK  
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

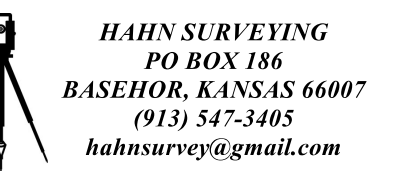
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "H.T.D. ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / MIKE STIEBEN  
COUNTY CLERK / FRAN KEPPLER (ATTEST)

### COUNTY SURVEYOR CERTIFICATION

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

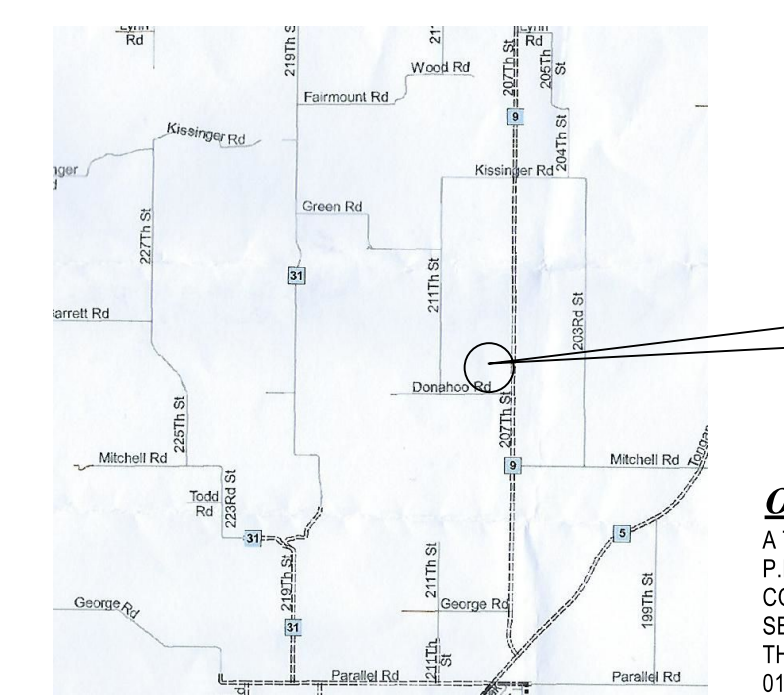
COUNTY SURVEYOR / DANIEL BAUMCHEN, PS 1363



# H.T.D. ESTATES

A SUBDIVISION IN THE SOUTHWEST QUARTER  
SECTION 22-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP  
NO SCALE

### OWNERS AND ENCUMBRANCE REPORT DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 70.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 1252.09 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS WEST, 1328.11 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 1322.99 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 70.00 FEET; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING:  
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### SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, S 88°16'05"W, 1322.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE, N 01°40'28"W, 1328.11 FEET; THENCE, N 88°26'19"E, 660.68 FEET; THENCE, S 01°39'19"E, 663.08 FEET; THENCE, N 88°21'12"E, 662.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, S 01°38'09"E, 662.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINS 30.19 ACRES, MORE OR LESS, INCLUDING ROAD R/W. RELATIVE: 1.332,074

### CERTIFICATION AND DEDICATION

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IN TESTIMONY WHEREOF: WE, THE UNDERSIGNED OWNERS OF "H.T.D. ESTATES", HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
GREGG A. DENHOLM  
\_\_\_\_\_  
DEBORAH L. DENHOLM

### STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED GREGG A. DENHOLM AND DEBORAH L. DENHOLM, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND ABOVE WRITTEN.

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

### APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "H.T.D. ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRPERSON / JEFF SPINK  
\_\_\_\_\_  
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

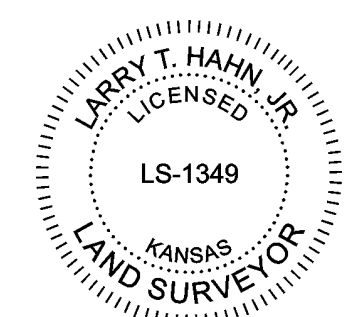
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\_\_\_\_\_  
CHAIRPERSON / MIKE STIEBEN  
\_\_\_\_\_  
COUNTY CLERK / FRAN KEPPLER (ATTEST)

### COUNTY SURVEYOR CERTIFICATION

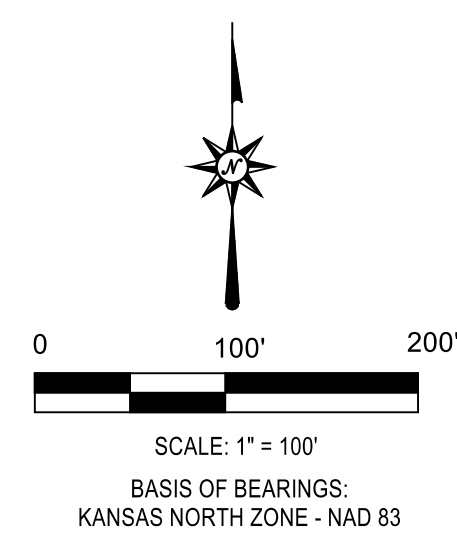
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

\_\_\_\_\_  
COUNTY SURVEYOR / DANIEL BAUMCHEN, PS 1363



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



- LEGEND
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - S/B BUILDING SETBACK
  - UIE UTILITY EASEMENT
  - //// NO ACCESS
  - (NS) NO MONUMENT SET CORNER FALLS IN BEAVER POND

### OWNER / DEVELOPER

GREGG A. DENHOLM  
DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086  
816-810-9678

### REFERENCES

- D.G. WHITE SURVEY - 1996 (NOT RECORDED) PN. 145-22-6.04
- DOC. #2018S010
- NILA ESTATES PLAT / DOC. #2024P00026
- DOC. #2018S031
- BOUNDARY DESCRIPTION FROM O&E REPORT. NO DEED RECORDED

### BENCHMARK

1/2" REBAR AT THE SW CORNER 22-T10S-R21E  
EL. 919.33 (NAVD 88)

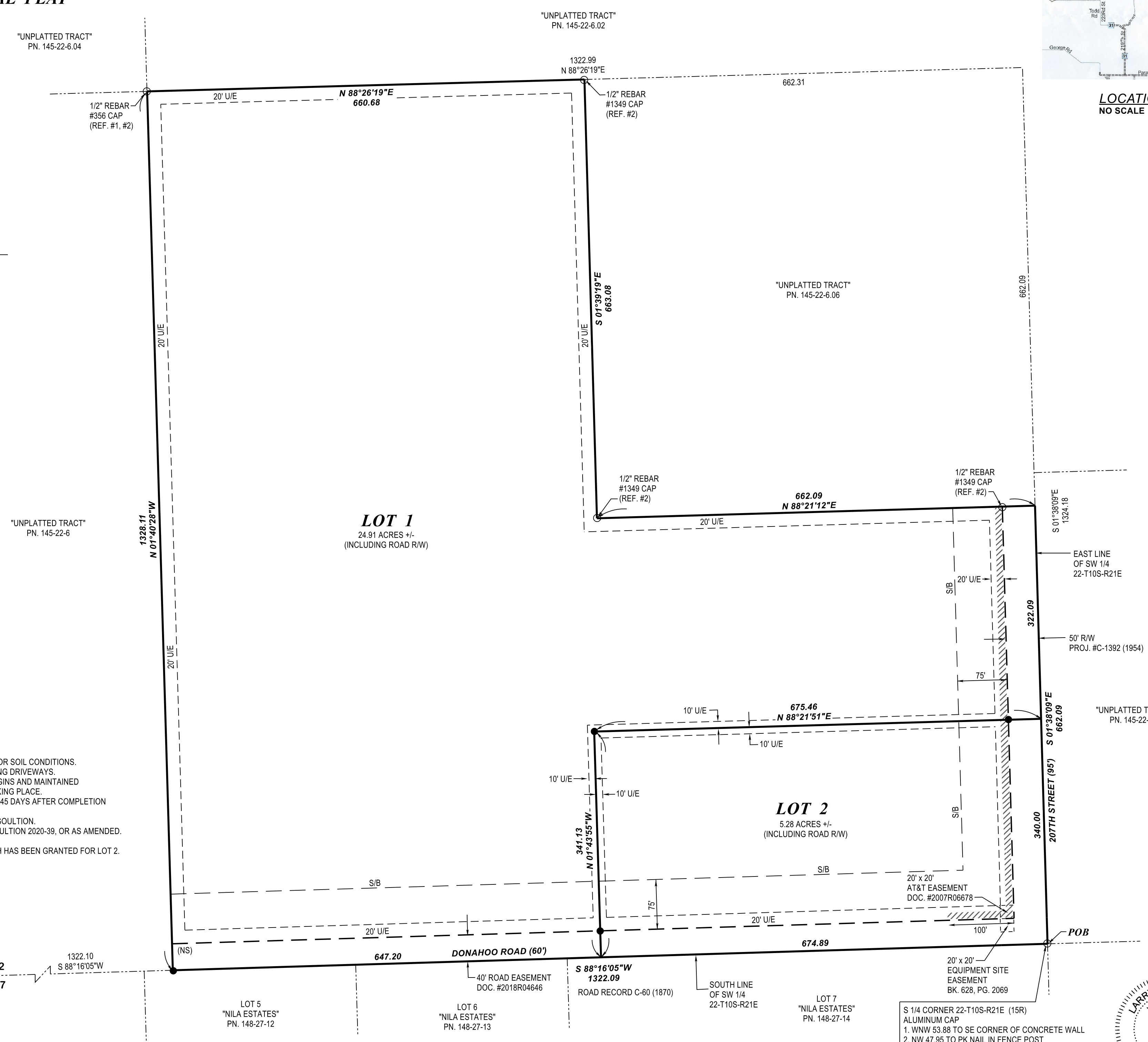
### ZONING

RR - 5.0

### RESTRICTIONS

- NO OFF PLAT RESTRICTIONS.
- 40' REAR SETBACK FOR RESIDENCES  
15' REAR SETBACK FOR ACCESSORY BUILDINGS  
15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- 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.
- STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
- LOTS 1 AND 2 SHALL HAVE NO ACCESS TO 207TH STREET.
- AN EXCEPTION TO ARTICLE 50, SECTION 40.31, LOT-DEPTH TO LOT-WIDTH HAS BEEN GRANTED FOR LOT 2.

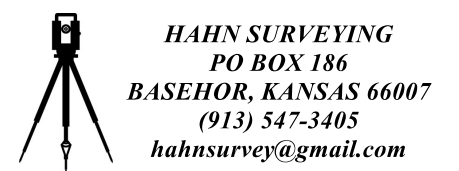
- SW CORNER 22-T10S-R21E (13R)  
1/2" REBAR (REF. #2, #3)  
1. NE 33.73 TO 60D NAIL IN TOP OF CORNER POST  
2. NE 38.90 TO PK NAIL IN TOP OF BRACE POST  
3. SW 33.04 TO 60D NAIL IN POWER POLE



### STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. TODD



# H.T.D. ESTATES

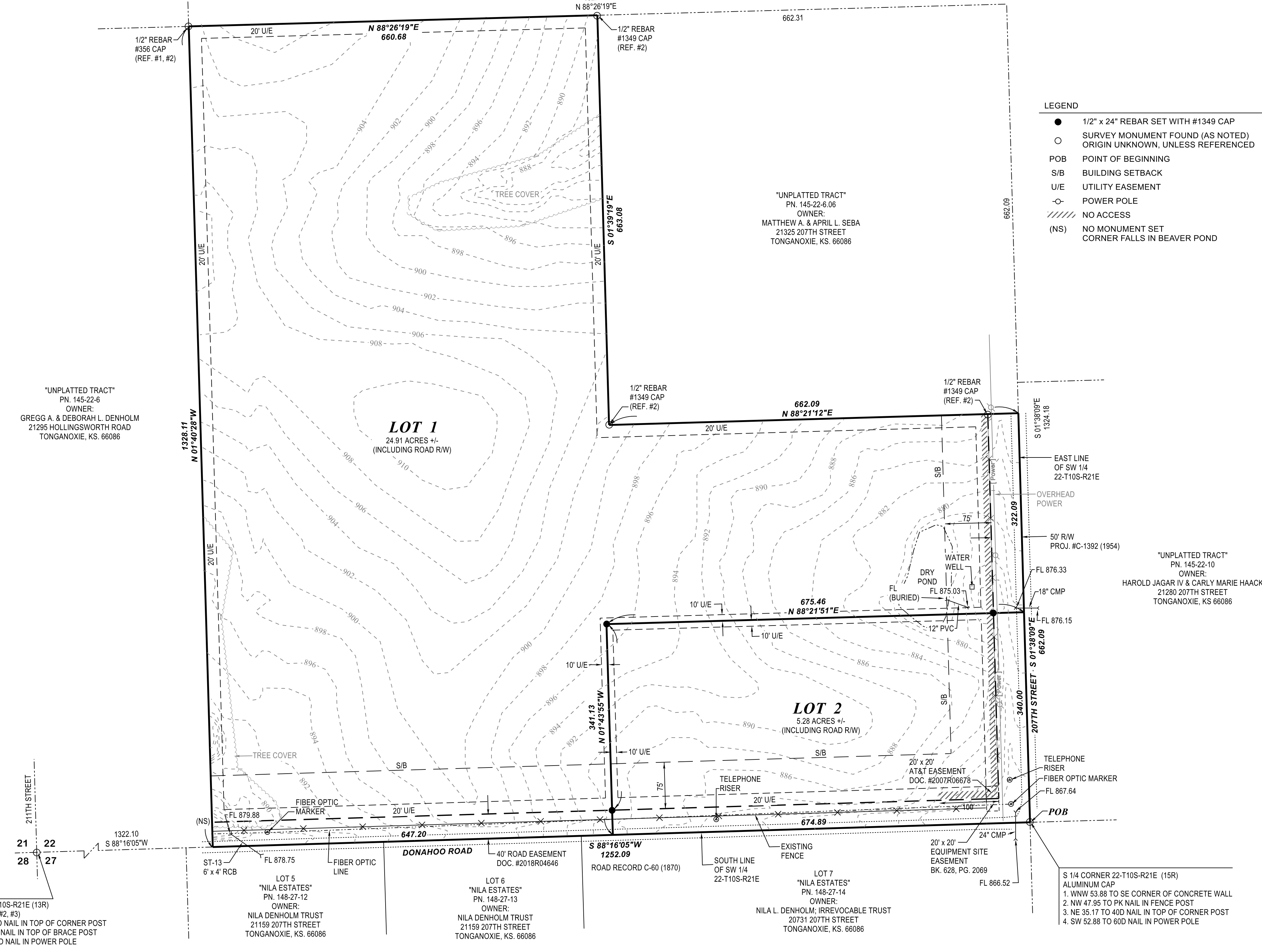
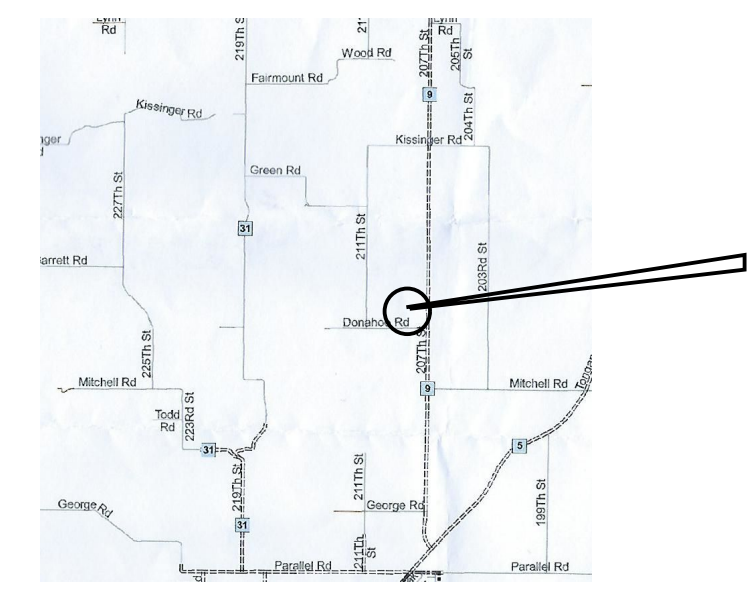
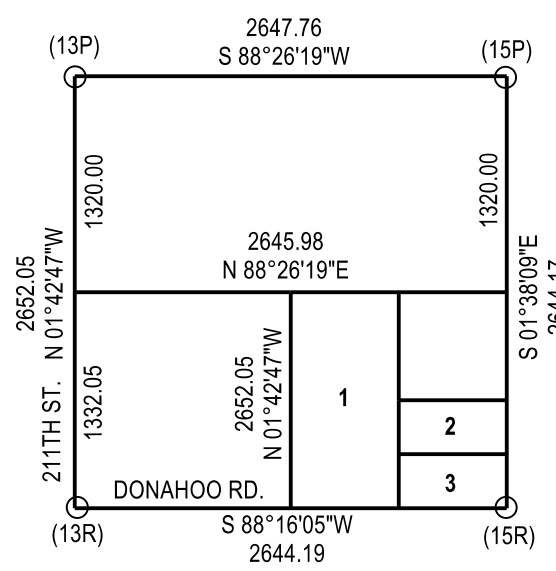
A SUBDIVISION IN THE SOUTHWEST QUARTER  
SECTION 22-T10S-R21E OF THE 6TH P.M.,  
LEAVENWORTH COUNTY, KANSAS  
PRELIMINARY PLAT

"UNPLATTED TRACT"  
PN. 145-22-6.04  
OWNER:  
YUNG M. & DANIELLE N. SHAFER  
21410 211TH STREET  
TONGANOXIE, KS. 66086

"UNPLATTED TRACT"  
PN. 145-22-6.02  
OWNER:  
WILLIAM T. & SUSAN M. GEIGER  
21449 207TH STREET  
TONGANOXIE, KS. 66086

CENTER 22-T10S-R21E (15P)  
ALUMINUM CAP  
1. SW 56.39 TO 60D NAIL IN POWER POLE  
2. W 35.90 TO 60D NAIL IN TOP OF CORNER POST  
3. WNW 34.08 TO 60D NAIL IN FENCE POST

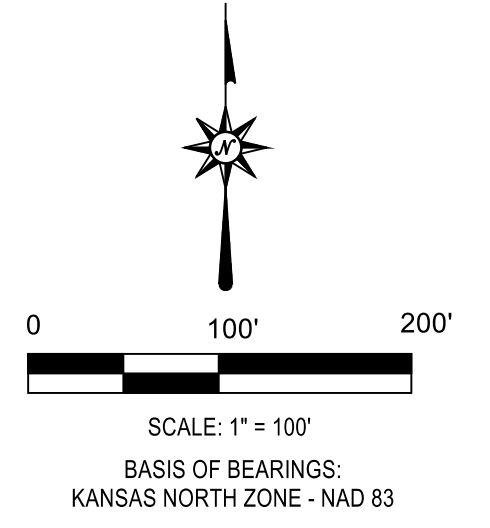
W 1/4 CORNER 22-T10S-R21E (13P)  
1/2" x 24" REBAR WITH #1349 CAP (REF. #2)  
1. WNW 14.50 TO "U" POST MARKED T-40  
2. SSE 147.50 TO MAG NAIL IN POWER POLE  
3. SSW 90.33 TO 60D NAIL IN TOP OF STUMP  
4. S 8.32 TO 1/2" REBAR (REF. #3)



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - S/B BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - POWER POLE
  - //// NO ACCESS
  - (NS) NO MONUMENT SET CORNER FALLS IN BEAVER POND

**OWNERS AND ENCUMBRANCE REPORT DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 70.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE, SOUTH 88 DEGREES 16 MINUTES 05 SECONDS WEST, 1252.09 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS WEST, 1328.11 FEET; THENCE, NORTH 88 DEGREES 26 MINUTES 19 SECONDS EAST, 1322.99 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 1284.17 FEET ALONG SAID EAST LINE; THENCE, S 88 DEGREES 16 MINUTES 05 SECONDS WEST, 70.00 FEET; THENCE, SOUTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING:  
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AND EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD PURPOSES.

**SURVEYORS DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH, 2026, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE, S 88°16'05"W, 1322.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE, N 01°40'28"W, 1328.11 FEET; THENCE, N 88°26'19"E, 660.68 FEET; THENCE, S 01°39'09"E, 663.08 FEET; THENCE, N 88°21'12"E, 662.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, S 01°38'09"E, 622.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINS 30.19 ACRES, MORE OR LESS, INCLUDING ROAD R/W.  
RELATIVE: 1:332,074



- 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
  4. PROPOSED USE - RR-5.0 / RESIDENTIAL
  5. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C0225G, DATED 7/16/2015
  6. TITLE COMMITMENT PROVIDED BY LAWYERS TITLE OF KANSAS, INC. CASE NO. 37420, EFFECTIVE DATE: 02/03/2026

- RESTRICTIONS**
1. NO OFF PLAT RESTRICTIONS.
  2. 40' REAR SETBACK FOR RESIDENCES
  3. 15' REAR SETBACK FOR ACCESSORY BUILDINGS
  4. 15' SIDE SETBACK
  5. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  6. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
  7. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
  8. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
  9. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
  10. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
  11. LOTS 1 AND 2 SHALL HAVE NO ACCESS TO 207TH STREET.
  12. AN EXCEPTION TO ARTICLE 50, SECTION 40.3.I. LOT-DEPTH TO LOT WIDTH HAS BEEN GRANTED FOR LOT2.

- UTILITIES**
- ELECTRIC / FREESTATE
  - WATER / R.W.D. #9
  - SEWAGE / PRIVATE ON SITE SYSTEM
  - FIRE DISTRICT / STRANGER

- REFERENCES**
1. DG WHITE SURVEY - 1996 (NOT RECORDED) PN. 145-22-6.04
  2. DOC. #2019S010
  3. NILA ESTATES PLAT / DOC. #2024P00026
  4. DOC. #2018S031

- BENCHMARK**
- 1/2" REBAR AT THE SW CORNER 22-T10S-R21E
  - EL. 919.33 (NAVD 88)

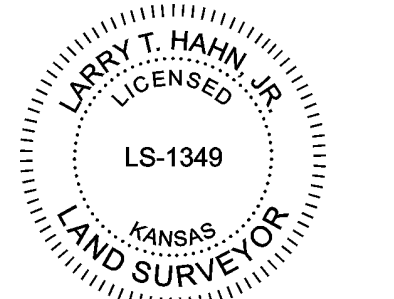
**DRAINAGE CALCULATIONS**  
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

- ROAD INFORMATION**
- 207TH STREET - 24' +/- WIDE PAVED SURFACE (CLASS-SECONDARY)
  - DONAHOO ROAD - 18' +/- WIDE PAVED SURFACE (CLASS-LOCAL)

**PUBLIC IMPROVEMENT**  
NONE

- ZONING**  
RR-5.0

**OWNER / DEVELOPER**  
GREGG A. DENHOLM  
DEBORAH L. DENHOLM  
21295 HOLLINGSWORTH ROAD  
TONGANOXIE, KS. 66086  
816-810-9678



LARRY T. HAHN, PS #1349  
THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

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

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** H.T.D. Estates Subdivision  
**Date:** May 11, 2026

Amy, I have reviewed the preliminary plat of the H.T.D. Estates Subdivision presented by Gregg and Deborah Denholm. 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, would be on the corner of Hollingsworth Road and 211<sup>th</sup> Street at lot 3. The pond on Lot 2 could be used in the replacement of the Hydrant with a dry hydrant built within the pond.

I have no further recommendation for this subdivision.

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

## Schweitzer, Joshua

---

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Sent:** Friday, April 3, 2026 10:35 AM  
**To:** Johnson, Melissa  
**Cc:** Mark B; Line Department; PZ  
**Subject:** Re: Pre/Final Plat submitted to Planning and Zoning

At this time LVRWD9 has no issues with the Pre-plat and zoning of the H.T.D. Estates Lot 1, 2 and 3.

On Fri, Apr 3, 2026 at 9:58 AM Johnson, Melissa <[MJohnson@leavenworthcounty.gov](mailto:MJohnson@leavenworthcounty.gov)> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for H.T.D.

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 [10 business days from the date of submittal].

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

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

**FRAUD ALERT:**

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

## Schweitzer, Joshua

---

**From:** Line Department <linedepartment@freestate.coop>  
**Sent:** Tuesday, April 7, 2026 1:32 PM  
**To:** Johnson, Melissa  
**Subject:** FW: Pre/Final Plat submitted to Planning and Zoning

Melissa,  
FreeState Electric is fine with this property split / re-plat.  
Thank you,  
Gary Willits

**Gary Willits**  
**Staking Technician**



785-478-3444 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Line Department <linedepartment@freestate.coop>  
**Sent:** Tuesday, April 7, 2026 10:12 AM  
**To:** Gary Willits <gary.willits@freestate.coop>  
**Subject:** FW: Pre/Final Plat submitted to Planning and Zoning

---

**From:** Johnson, Melissa <MJohnson@leavenworthcounty.gov>  
**Sent:** Friday, April 3, 2026 9:58 AM  
**To:** Mark B <stfdchief1760@gmail.com>; 'lvrwd9@gmail.com' <lvrwd9@gmail.com>; Line Department <linedepartment@freestate.coop>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** Pre/Final Plat submitted to Planning and Zoning

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for H.T.D.

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 [10 business days from the date of submittal].

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

Thank you,

Melissa Johnson  
Planner I  
Leavenworth County

## Schweitzer, Joshua

---

**From:** larry hahn <hahnsurvey@gmail.com>  
**Sent:** Tuesday, April 14, 2026 7:27 AM  
**To:** Johnson, Melissa  
**Subject:** Fwd: H.T.D. Estates

Larry Hahn, PS  
Hahn Surveying  
PO Box 186  
Basehor, Ks. 66007  
(913) 547-3405

----- Forwarded message -----

**From:** Mark B <[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)>  
**Date:** Mon, Apr 13, 2026 at 2:34 PM  
**Subject:** Re: H.T.D. Estates  
**To:** larry hahn <[hahnsurvey@gmail.com](mailto:hahnsurvey@gmail.com)>  
**Cc:** Rural Water District 9 lvrwd9 <[lvrwd9@gmail.com](mailto:lvrwd9@gmail.com)>, <[amanda.holloway@freestate.coop](mailto:amanda.holloway@freestate.coop)>

Stranger Township has no issues with this plat, 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 Department  
913-369-051

On Mon, Apr 13, 2026 at 2:18 PM larry hahn <[hahnsurvey@gmail.com](mailto:hahnsurvey@gmail.com)> wrote:

To all -

I have submitted a preliminary plat to Leavenworth County Planning And Zoning.

The Planning Staff requires your written input for the proposed plat.

Please review the attached subdivision plat and forward comments to [pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)

Thank You,

Larry Hahn, PS  
Hahn Surveying  
PO Box 186

## Schweitzer, Joshua

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**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Wednesday, April 22, 2026 9:55 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-052 & 053 Preliminary & Final Plat HTD Estates - Hahn

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 22, 2026 9:35 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; Dedeke, Andrew ; Brown, Misty ; Miller, Jamie ; Dedeke, Andrew ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-052 & 053 Preliminary & Final Plat HTD Estates - Hahn

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 3-lot subdivision located at 145-22-0-00-00-006.05.

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 May 6, 2026.

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

v / r

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

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

### Disclaimer

*This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed*

## Schweitzer, Joshua

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**From:** Anderson, Kyle  
**Sent:** Tuesday, April 28, 2026 9:28 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-052 & 053 Preliminary & Final Plat HTD Estates - Hahn

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

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

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

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

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 22, 2026 9:35 AM  
**To:** McAfee, Joe ; Noll, Bill ; 'Mitch Pleak' ; Baumchen, Daniel ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Miller, Jamie ; 'adedeke@lvsheriff.org' ; Magaha, Chuck  
**Cc:** PZ  
**Subject:** DEV-26-052 & 053 Preliminary & Final Plat HTD Estates - Hahn

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 3-lot subdivision located at 145-22-0-00-00-006.05.

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 May 6, 2026.

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

v / r

Joshua J. Schweitzer

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-071 Novo-Gradac Tract Split Exception

June 10, 2026

**REQUEST:** Exception from Zoning and Subdivision Regulation Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 17125 Evans Rd

**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company



**PROPERTY OWNER:**  
David & Elizabeth Novo-Gradac

**CONCURRENT APPLICATIONS:**  
N/A

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
Mixed Residential

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PROPERTY INFORMATION**

**LEGAL DESCRIPTION:**

A tract of land in the Northwest 1/4 of Section 16, Township 11 South, Range 22, East of the 6th p.m., Leavenworth County, Kansas.

**ACTION OPTIONS:**

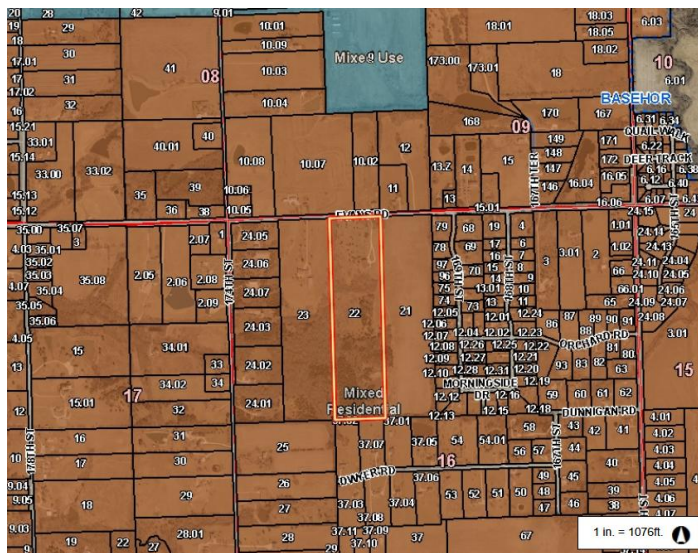
**PARCEL SIZE:** 39.20 Acres

**PARCEL ID NO:**  
185-16-0-00-00-022

**BUILDINGS:**  
Outbuilding

1. Approve Case DEV-26-071, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No. DEV-26-071, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-26-071, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

**FUTURE LAND USE DESIGNATION MAP:**



**ACCESS/STREET:**  
Evans RD: Local, ±24' Wide, Paved

**UTILITIES**

SEWER: N/A

FIRE: Fairmount

WATER: Suburban

ELECTRIC: Evergy

**NOTICE & REVIEW:**

STAFF REVIEW: 06/02/2025

NEWSPAPER NOTIFICATION:  
N/A

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
N/A

**FACTORS TO BE CONSIDERED:** Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

***Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulation would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted condition; or that these conditions would result in inhibiting the achievement of the objectives of these regulations.***

**1. That there are special circumstances or conditions affecting the property;**

- The tract in its current configuration is already a long narrow tract. Any splitting of the land would require an exception for lot-depth to lot-width.

**2. That the exception is necessary for the reasonable and acceptable development of the property in question;**

- It is reasonable to believe that the proposed development allows for best use of land based upon the topography of the property. As well as ensuring adequate distance away from oil well structures.

**3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property.**

- Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

**FACTORS TO BE CONSIDERED:** Article 50, Section 40.3.h (Non-conforming Structure)

***Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulation would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted condition; or that these conditions would result in inhibiting the achievement of the objectives of these regulations.***

**1. That there are special circumstances or conditions affecting the property;**

- In its current configuration the structure would be in compliance with regulations as it is over 40 acres. Applicants own the parcels to the east and to the west. The current structure assists them in maintaining their land on the current tract as well as the tract to the east.

**2. That the exception is necessary for the reasonable and acceptable development of the property in question;**

- It is reasonable to believe that the proposed development allows for best use of land.

**3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property.**

- Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

**STAFF COMMENTS:**

The applicants are requesting two exceptions for the proposed Tract Split. One is for the lot-depth to lot-width ratio requirement and for a non-conforming structure. Both exceptions are being requested for Tract 2. Tract 2 exceeds the 1:4 Lot-depth to Lot-width ratio by approximately 1300 feet. Currently there is a 6000 square foot structure on the property that assists the applicants in maintaining their land. The applicants own the adjacent property to the east and to the west.

**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 width to Lot-depth from the Zoning & Subdivision Regulations for the Novo-Gradac Tract Split, as submitted by the application, based on a finding that all three criteria for an exception has been met.*

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. 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.h. – non-conforming structure from the Zoning & Subdivision Regulations for the Novo-Gradac Tract Split, as submitted by the application, based on a finding that all three criteria for an exception has been met.*

**ATTACHMENTS:**

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

**LOT/TRACT SPLIT APPLICATION**

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

Office Use Only

PID: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Township: \_\_\_\_\_  
Case No. \_\_\_\_\_  
Legal description \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Comprehensive Plan land use designation \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

NAME Joe Herring / Herring Surveying Company  
ADDRESS [REDACTED]  
CITY/ST/ZIP Leavenworth, KS 66048  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**OWNER INFORMATION**

NAME NOVO-GRADAC, DAVID K & ELIZABETH L  
ADDRESS [REDACTED]  
CITY/ST/ZIP Basehor, KS 66007  
PHONE N/A  
EMAIL N/A

**PROPERTY INFORMATION**

Address of property [REDACTED]  
Parcel size 40 Acres  
Existing structures House  
Current use of the property AG & Rural Residential

**PROPOSED USE INFORMATION**

Proposed land use Ag & Rural Residential  
Proposed Lot/Tract 1 Size 5.03 Acres  
Proposed Lot/Tract 2 Size 34.87 Acres

I, the undersigned, am the *(circle one)* 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 Tract/Lot Split as indicated above.

Signature Joe Herring - digitally signed 5-11-26 Date 5-11-26

LOC # 201303093  
STACY R. DRISCOLL  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY  
RECORDED ON  
11/30/2015 08:44AM  
RECORDING FEE: \$29.00

Entered in the transfer record in my office this

Janet R. Johnson  
by B. Jones County Clerk

180005031

**GENERAL WARRANTY DEED**  
(Statutory)

Eugene Mroz and Nancy Mroz, husband and wife,

**AND**

convey and warrant to

David Novo-Gradac and Elizabeth Novo-Gradac, husband and wife

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

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

The West 1/2 of the East 1/2 of the Northwest 1/4 of Section 16, Township  
11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas,  
LESS any part thereof taken or used for road purposes.

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

**EXCEPT AND SUBJECT TO:** Easements, restrictions and assessments of record, and all the taxes and

## Schweitzer, Joshua

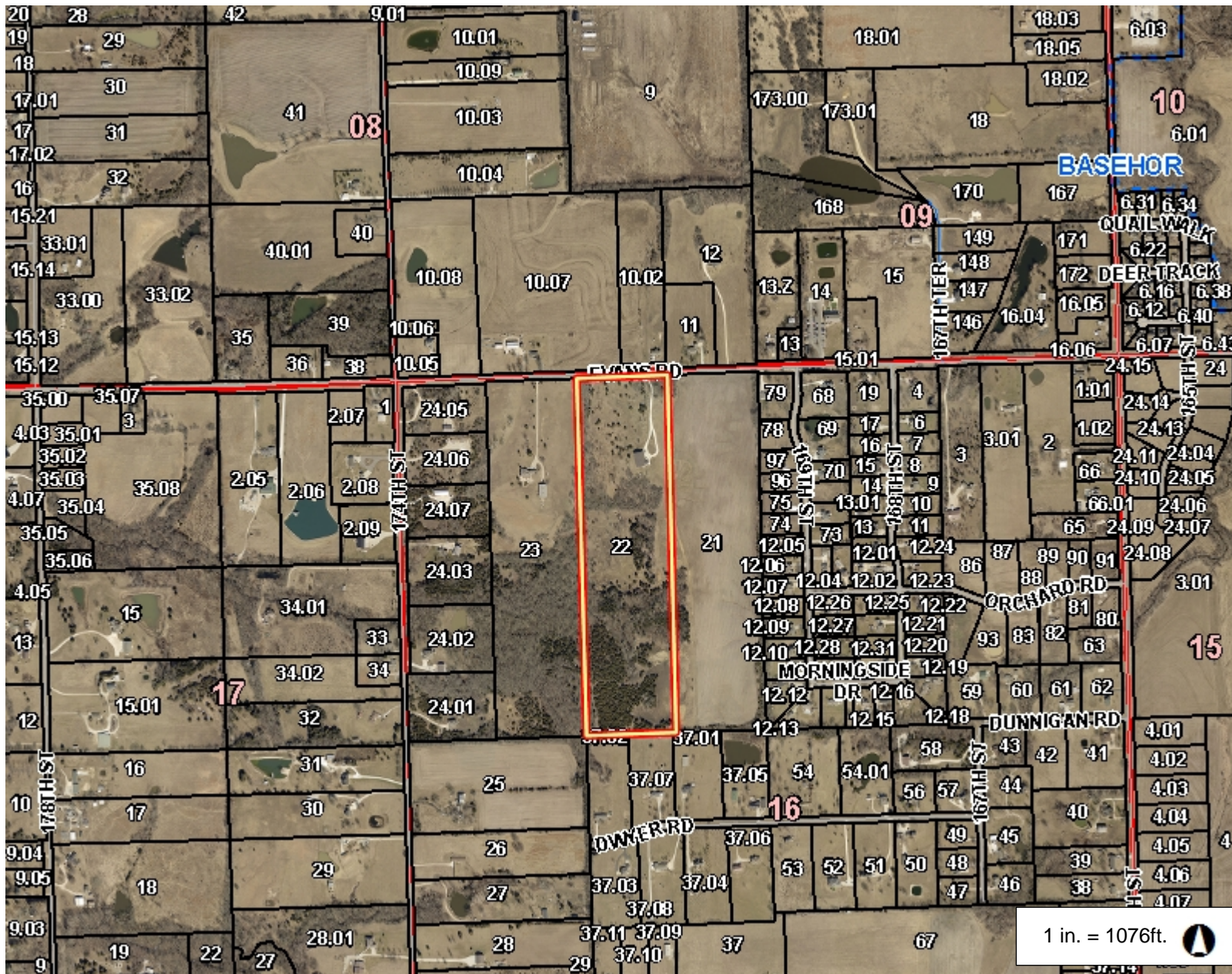
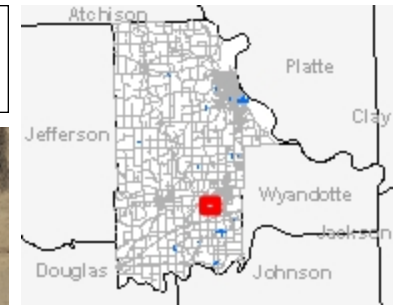
---

**From:** David Novogradac [REDACTED]  
**Sent:** Thursday, May 21, 2026 11:31 AM  
**To:** PZ  
**Subject:** Novogradac

This email will serve his authorization for Joe Herring to handle any and all aspects of our plating on our property  
David and Liz Novogradac

[Sent from the all new AOL app for iOS](#)

# Leavenworth County, KS



## Legend

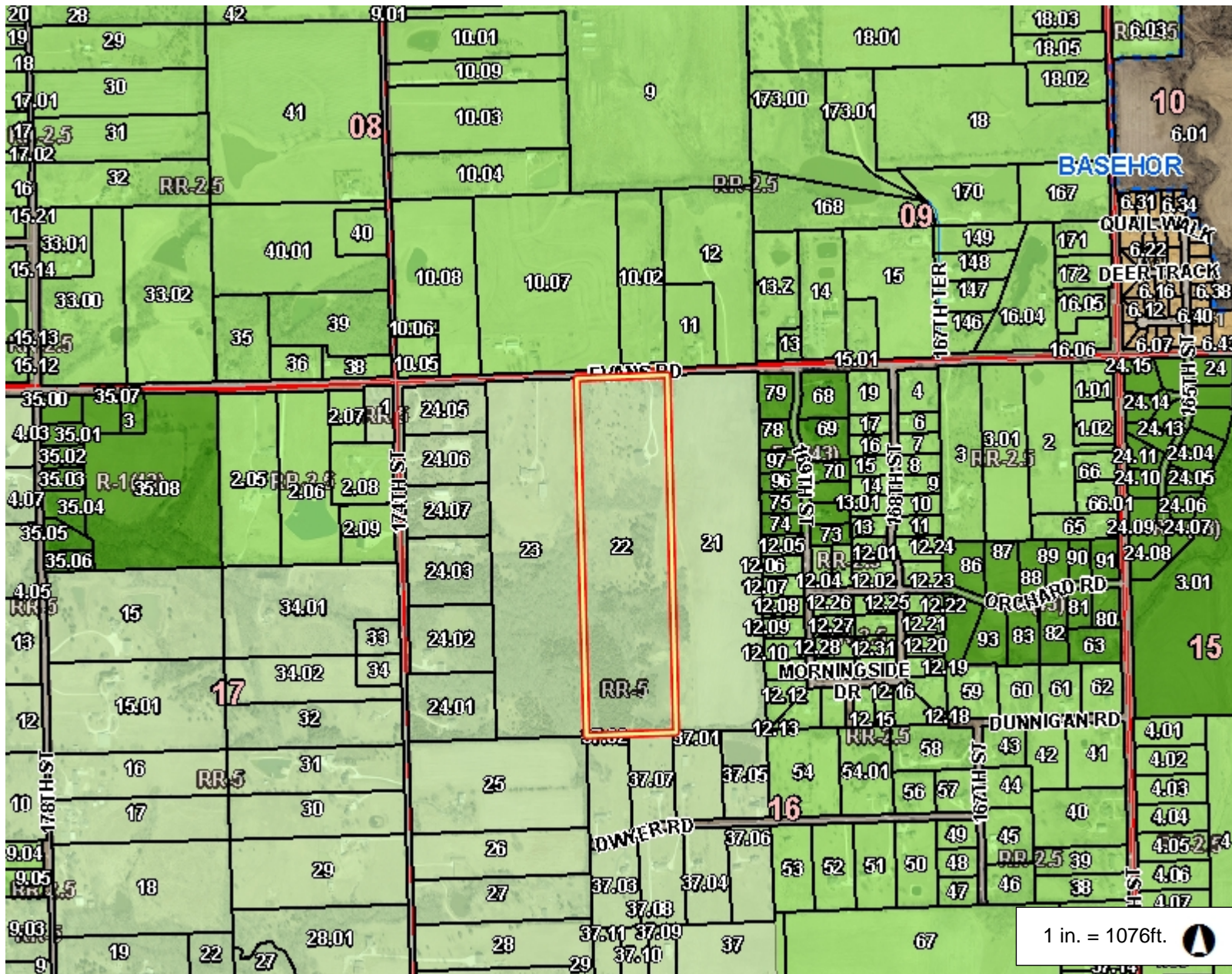
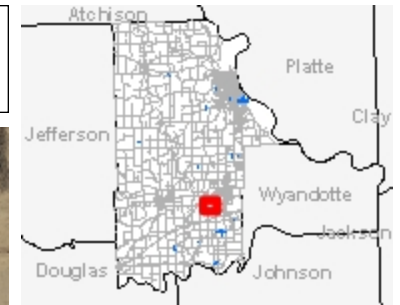
- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

## Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

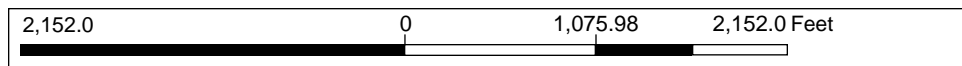
# Leavenworth County, KS



### Legend

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

1 in. = 1076ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

**NOVO-GRADAC - Article 50, Section 40.3.i. Lot-width for Tract 2**

**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.

**Width to Depth - Tract 2**

- 1) 40 Acres tract with a ratio that already exceed a 1 to 4 width to depth. Any division would require an exception from the rule. Tract 2 also already has structure on the property.
- 2) It does. Current zone is 5 Acres - owners also own the 40 acres to the East and West of this 40 acres. Land is in an area suitable to development possibly at a higher density than RR-2.5. This division would allow the structures to remain in close proximity keeping larger area available for possible future development.
- 3) It will not

**NOVO-GRADAC - Article 50, Section 40.3.h. - accessory structure**

**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.

**Accessory Structure without primary residence - Tract 2**

- 1) Accessory structure exists on the current tract that is 40 acres. Does have septic and lateral
- 2) It does. This exception would allow the structures to remain on separate tracts but in close proximity keeping larger area available for possible future development.
- 3) It will not

# CERTIFICATE OF SURVEY

Tracts of land in the Northwest Quarter, Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## TRACT SPLIT

### PREPARED FOR:

NOVO-GRADAC, DAVID K & ELIZABETH L  
17125 EVANS RD  
Basehor, KS 66007  
PID NO. 185-16-0-00-00-022

### RECORD DESCRIPTION: Doc #2015R09643

The West 1/2 of the East 1/2 of the Northwest 1/4 of Section 16, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, LESS any part thereof taken or used for road purposes.

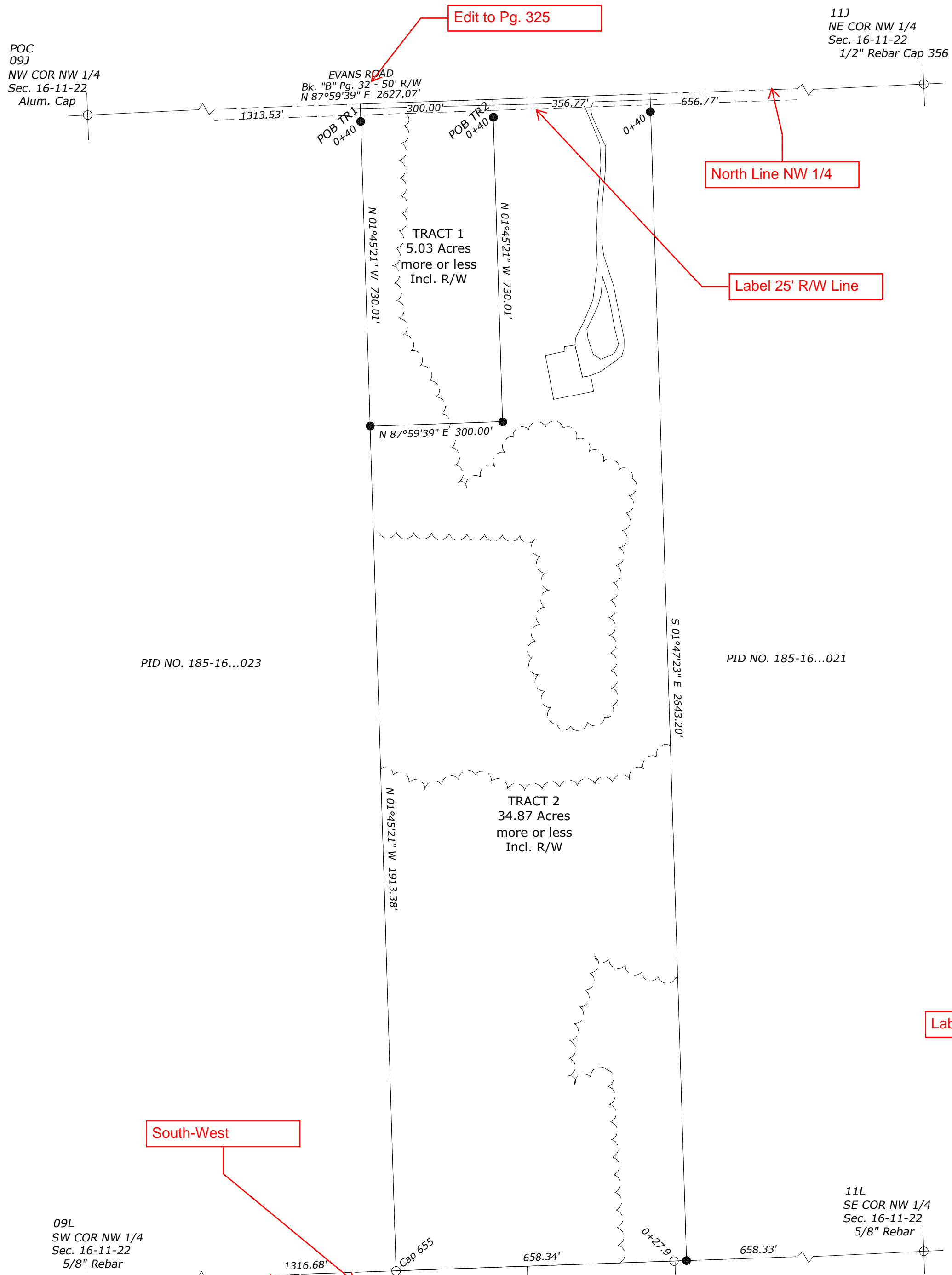
### SURVEYOR'S DESCRIPTION:

#### TRACT 1:

Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1313.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 300.00 feet along said North line; thence South 01 degrees 45'21" East for a distance of 730.01 feet; thence South 87 degrees 59'39" West for a distance of 300.00 feet; thence North 01 degrees 45'21" West for a distance of 730.01 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 5.03 acres, more or less, including road right of way. Error of Closure: 1 - 999999

#### TRACT 2:

Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1613.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 356.77 feet along said North line; thence South 01 degrees 47'23" East for a distance of 2643.20 feet to the South line of said Southwest Quarter; thence South 87 degrees 58'44" West for a distance of 658.34 feet along said South line; thence North 01 degrees 45'21" West for a distance of 1913.38 feet; thence North 87 degrees 59'39" East for a distance of 300.00 feet; thence North 01 degrees 45'21" West for a distance of 730.01 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.87 acres, more or less, including road right of way. Error of Closure: 1 - 663747



Provide 3 LSRR - 9J, 11J & 9L

### ZONE:

RR-5 - Rural Residential 5

Add: S

### NOTES:

- 1) This survey does not show ownership or easements, per agreement with client
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All record and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Surveyor's Description
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Referenced Surveys -  
WPW - W.P. Ward LS-606 Bk. 13 Pg. 42 1992 NKA1992S042  
Bk. 13 Pg. 78 1992 NKA 1992S078
- 8) Road Records - See Survey
- 9) Referenced Deed Doc # 2016R09643
- 10) Survey prepared without the benefit of a title commitment.
- 11) Fence Lines do not necessarily denote property lines.
- 12) Structures are shown in approximate location.
- 13) Property is not in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0350G dated July 16, 2015
- 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.

2015R09643

Remove: Zone A

### LEGEND:

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

Northwest

Spelling

**RATIFICATION BY PLANNING DEPARTMENT**  
This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Department person this \_\_\_\_ day of \_\_\_\_\_, 2026.

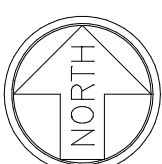
Planning Director \_\_\_\_\_  
John Jacoboson

### NOTARY CERTIFICATE

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came John Jacoboson, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

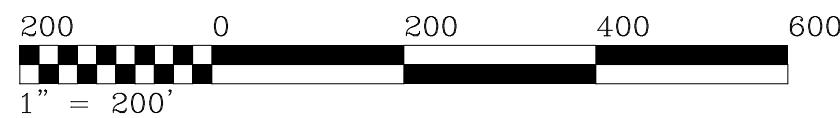
My Commission Expires: \_\_\_\_\_  
(seal)



Scale 1" = 200'

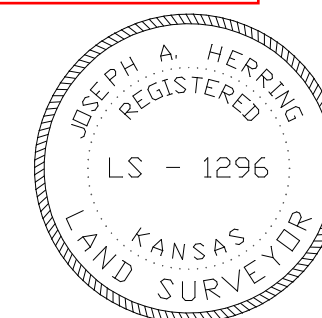
Job # K-26-1988  
May 11, 2026

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



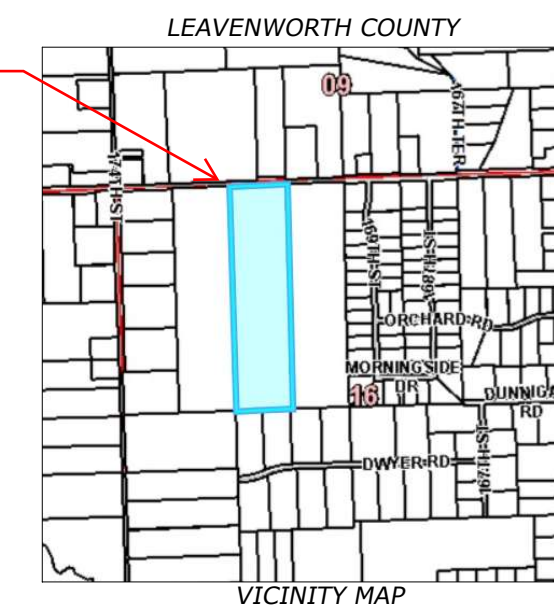
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



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

Joseph A. Herring  
PS # 1296



Label Evans Road

# CERTIFICATE OF SURVEY

Tracts of land in the Northwest Quarter, Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## TRACT SPLIT

### PREPARED FOR:

NOVO-GRADAC, DAVID K & ELIZABETH L  
17125 EVANS RD  
Basehor, KS 66007  
PID NO. 185-16-0-00-00-022

### RECORD DESCRIPTION: Doc #2015R09643

The West 1/2 of the East 1/2 of the Northwest 1/4 of Section 16, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, LESS any part thereof taken or used for road purposes.

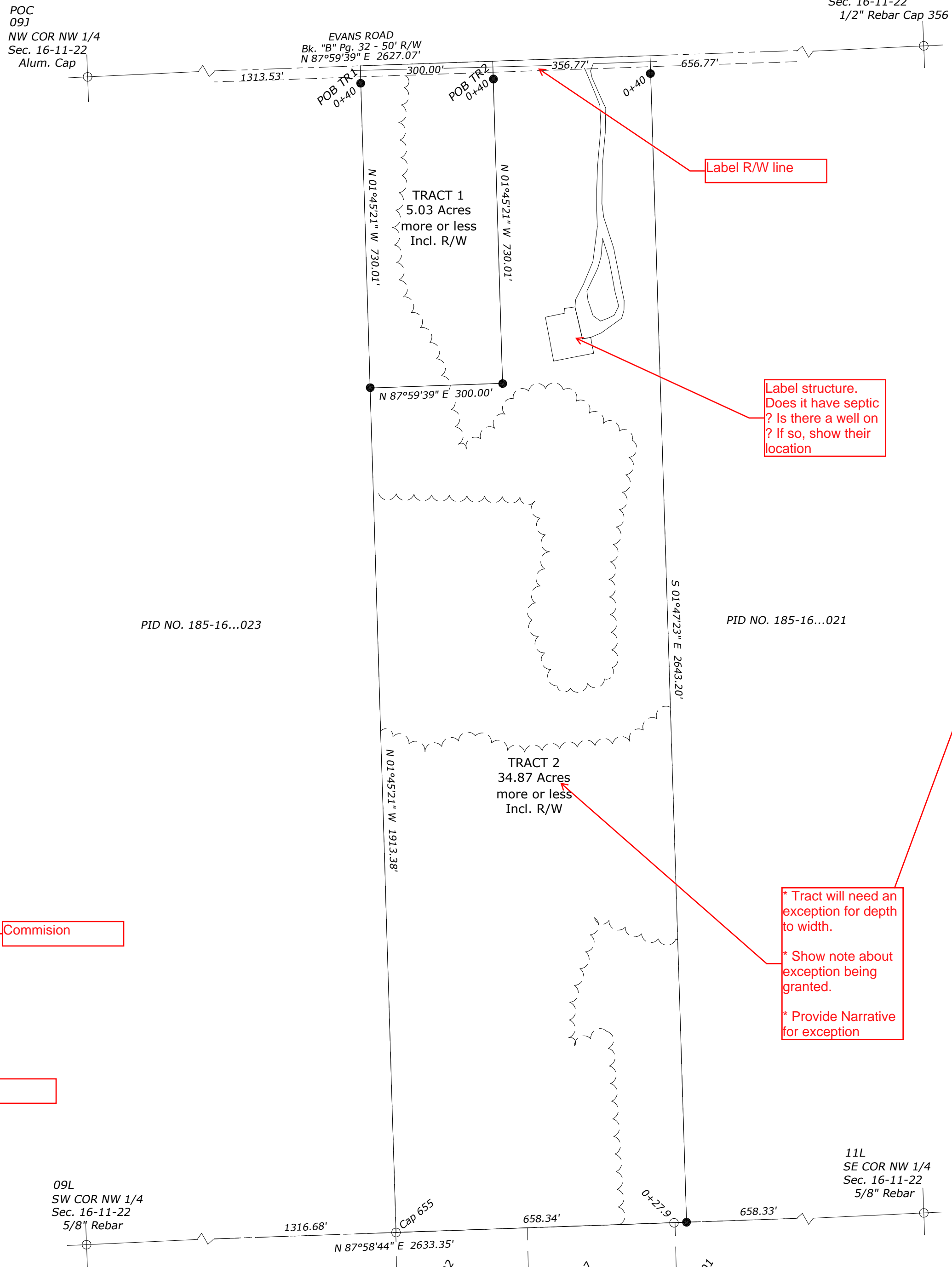
### SURVEYOR'S DESCRIPTION:

#### TRACT 1:

Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1313.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 300.00 feet along said North line; thence South 01 degrees 45'21" East for a distance of 730.01 feet; thence South 87 degrees 59'39" West for a distance of 300.00 feet; thence North 01 degrees 45'21" West for a distance of 730.01 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 5.03 acres, more or less, including road right of way. Error of Closure: 1 - 999999

#### TRACT 2:

Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1613.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 356.77 feet along said North line; thence South 01 degrees 47'23" East for a distance of 2643.20 feet to the South line of said Southwest Quarter; thence South 87 degrees 58'44" West for a distance of 658.34 feet along said South line; thence North 01 degrees 45'21" West for a distance of 1913.38 feet; thence North 87 degrees 59'39" East for a distance of 300.00 feet; thence North 01 degrees 45'21" West for a distance of 730.01 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.87 acres, more or less, including road right of way. Error of Closure: 1 - 663747

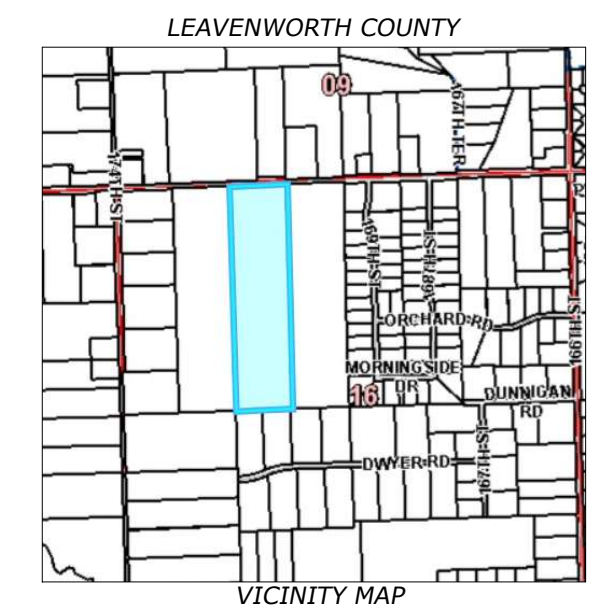


REVIEWED  
jchweitzer 6/12/2026, 9:26:08 AM

ZONE:  
RR-5 - Rural Residential 5

- NOTES:
- 1) This survey does not show ownership or easements, per agreement with client
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All record and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Surveyor's Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Referenced Surveys -  
WPW - W.P. Ward LS-606 Bk. 13 Pg. 42 1992 NKA1992S042  
Bk. 13 Pg. 78 1992 NKA 19925078
  - 8) Road Records - See Survey
  - 9) Referenced Deed Doc # 2016R09643
  - 10) Survey prepared without the benefit of a title commitment.
  - 11) Fence Lines do not necessarily denote property lines.
  - 12) Structures are shown in approximate location.
  - 13) Property is not in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.

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



for

Commision

\* Tract will need an exception for depth to width.  
\* Show note about exception being granted.  
\* Provide Narrative for exception

RATIFICATION BY PLANNING DEPARTMENT  
This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Department person this \_\_\_ day of \_\_\_\_\_ 2026.

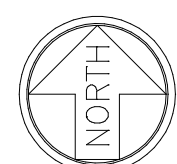
Planning Director \_\_\_\_\_  
John Jacoboson

Jeff Spink

NOTARY CERTIFICATE  
Be it remember that on this \_\_\_ day of \_\_\_\_\_ 2026, before me, a notary public in and for said County and State came John Jacoboson, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

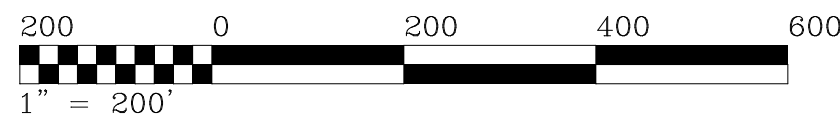
My Commission Expires: \_\_\_\_\_  
(seal)



Scale 1" = 200'

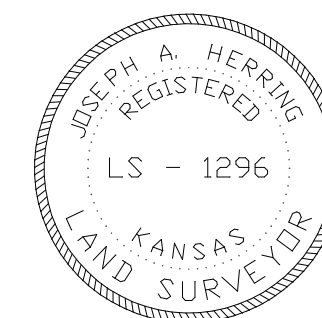
Job # K-26-1988  
May 11, 2026

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



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

Daniel Baumchen, PS#1363  
County Surveyor



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

Joseph A. Herring  
PS # 1296

# CERTIFICATE OF SURVEY

Tracts of land in the Northwest Quarter, Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## TRACT SPLIT

PREPARED FOR:  
NOVO-GRADAC, DAVID K & ELIZABETH L  
17125 EVANS RD  
Basehor, KS 66007  
PID NO. 185-16-0-00-00-022

RECORD DESCRIPTION: Doc #2015R09643  
The West 1/2 of the East 1/2 of the Northwest 1/4 of Section 16, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, LESS any part thereof taken or used for road purposes.

**SURVEYOR'S DESCRIPTION:**  
**TRACT 1:**  
Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1313.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 300.00 feet along said North line; thence South 01 degrees 45'21" East for a distance of 730.01 feet; thence South 87 degrees 59'39" West for a distance of 300.00 feet; thence North 01 degrees 45'21" West for a distance of 730.01 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 5.03 acres, more or less, including road right of way. Error of Closure: 1 - 999999

**TRACT 2:**  
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**RATIFICATION BY PLANNING DEPARTMENT**  
This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Department person this \_\_\_\_ day of \_\_\_\_\_ 2026.

Planning Director \_\_\_\_\_  
John Jacoboson

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

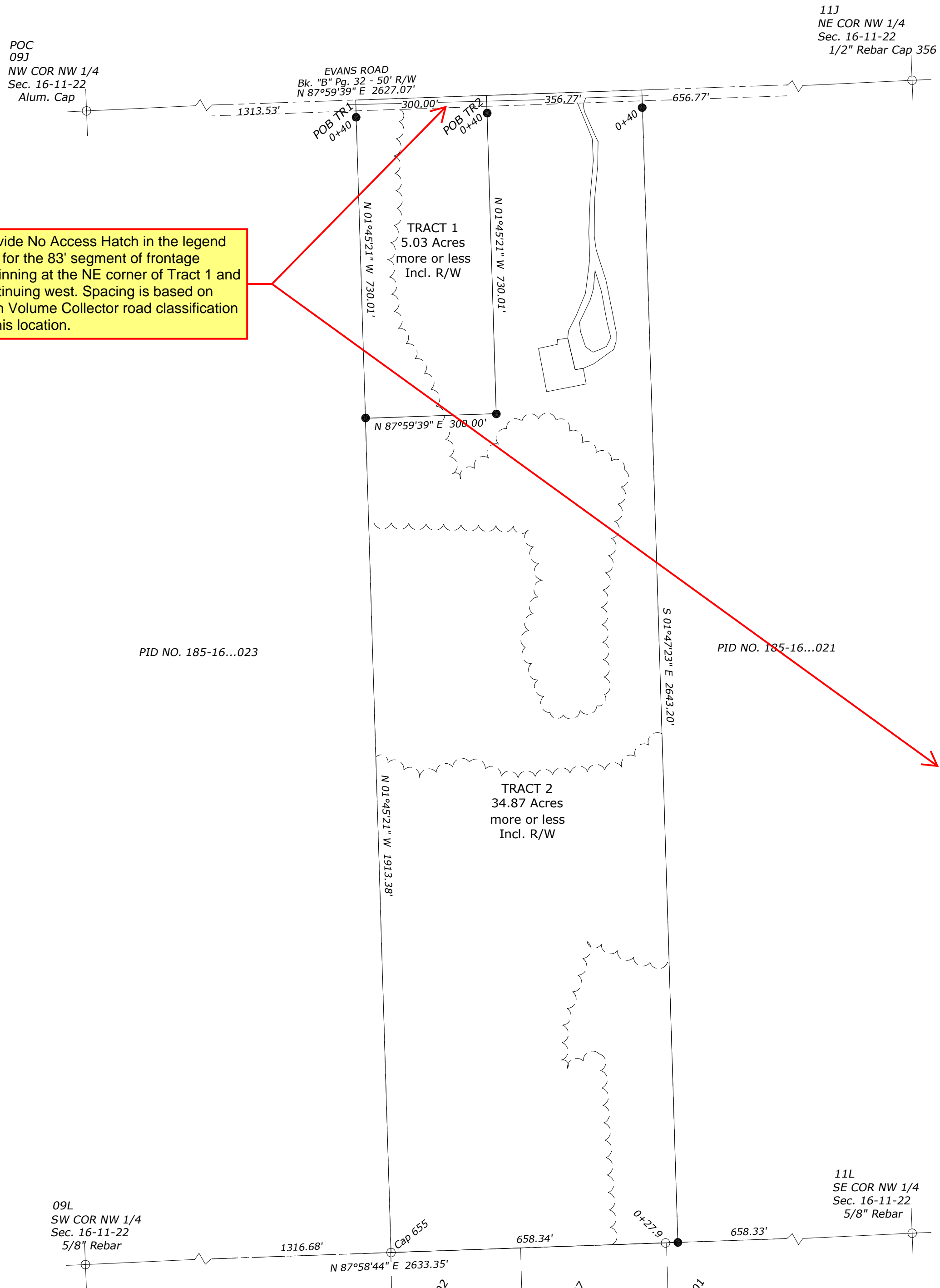
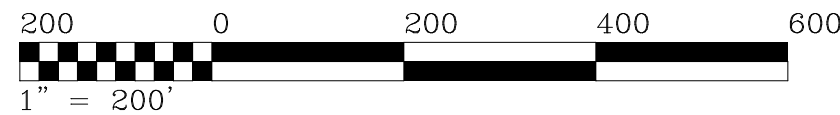
NOTARY PUBLIC \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(seal)



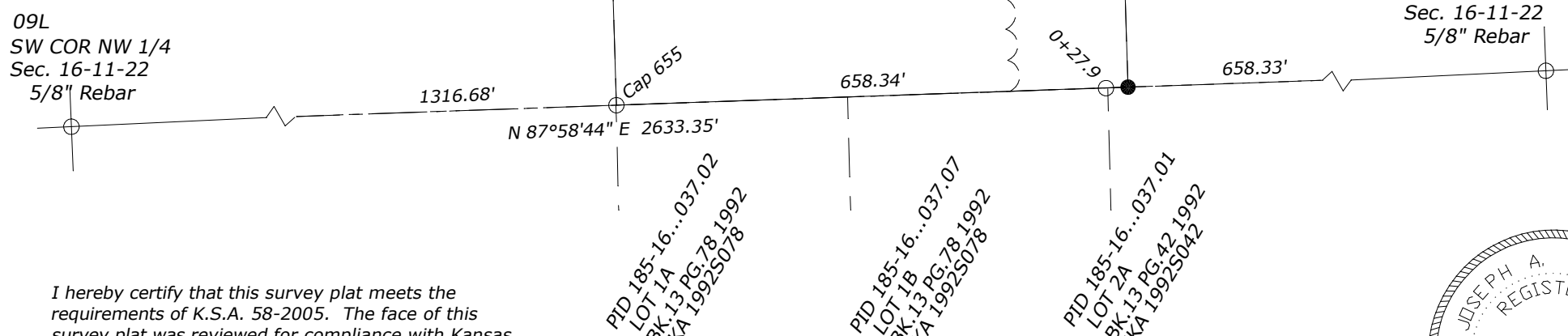
Scale 1" = 200'

Job # K-26-1988  
May 11, 2026

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



Provide No Access Hatch in the legend and for the 83' segment of frontage beginning at the NE corner of Tract 1 and continuing west. Spacing is based on High Volume Collector road classification at this location.



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

11J  
NE COR NW 1/4  
Sec. 16-11-22  
1/2" Rebar Cap 356

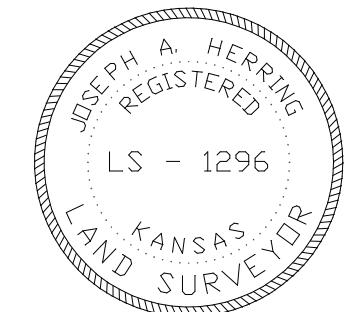
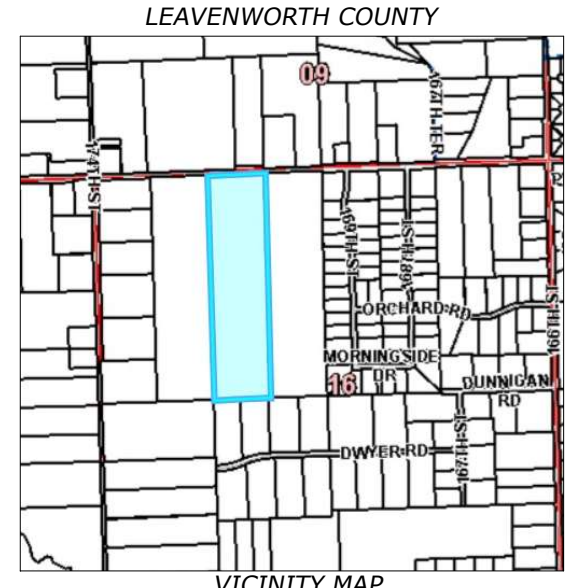
09L  
SW COR NW 1/4  
Sec. 16-11-22  
5/8" Rebar

11L  
SE COR NW 1/4  
Sec. 16-11-22  
5/8" Rebar

**05-22-26  
PW Engineering  
Comments**

- ZONE:**  
RR-5 - Rural Residential 5
- NOTES:**
- 1) This survey does not show ownership or easements, per agreement with client
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All record and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Surveyor's Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Referenced Surveys -  
WPW - W.P. Ward LS-606 Bk. 13 Pg. 42 1992 NKA1992S042  
Bk. 13 Pg. 78 1992 NKA 1992S078
  - 8) Road Records - See Survey
  - 9) Referenced Deed Doc # 2016R09643
  - 10) Survey prepared without the benefit of a title commitment.
  - 11) Fence Lines do not necessarily denote property lines.
  - 12) Structures are shown in approximate location.
  - 13) Property is not in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - POB - Point of Beginning
  - POC - Point of Commencing
  - ~ ~ ~ - Tree/Brush Line
  - NS - Not Set 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, 2026 and this map or plat is correct to the best of my knowledge.  
Joseph A. Herring  
PS # 1296

# CERTIFICATE OF SURVEY

Tracts of land in the Northwest Quarter, Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## TRACT SPLIT

PREPARED FOR:  
 NOVO-GRADAC, DAVID K & ELIZABETH L  
 17125 EVANS RD  
 Basehor, KS 66007  
 PID NO. 185-16-0-00-00-022

RECORD DESCRIPTION: Doc #2015R09643  
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 Together with and subject to covenants, easements, and restrictions of record. Said property contains 5.02 acres, more or less, including road right of way.  
 Error of Closure: 1 - 393307

TRACT 2:  
 Tract of land in the Northwest Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on May 11, 2026, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 87 degrees 59'39" East for a distance of 1613.53 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 59'39" East for a distance of 356.77 feet along said North line; thence South 01 degrees 47'23" East for a distance of 2643.20 feet to the South line of said Northwest Quarter; thence South 87 degrees 58'44" West for a distance of 658.34 feet along said South line; thence North 01 degrees 45'21" West for a distance of 2130.16 feet; thence North 87 degrees 59'39" East for a distance of 484.47 feet; thence North 01 degrees 45'21" West for a distance of 235.15 feet; thence North 43 degrees 23'36" West for a distance of 237.35 feet; thence North 01 degrees 45'21" West for a distance of 100.00 feet to the point of beginning.  
 Together with and subject to covenants, easements, and restrictions of record. Said property contains 34.88 acres, more or less, including road right of way.  
 Error of Closure: 1 - 980651

RATIFICATION BY PLANNING DEPARTMENT  
 This tract split, as described and shown above, has been submitted to and approved by the following Leavenworth County Planning Commission person this \_\_\_\_ day of \_\_\_\_\_ 2026.

Planning Director \_\_\_\_\_  
 Jeff Spink

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

NOTARY PUBLIC \_\_\_\_\_

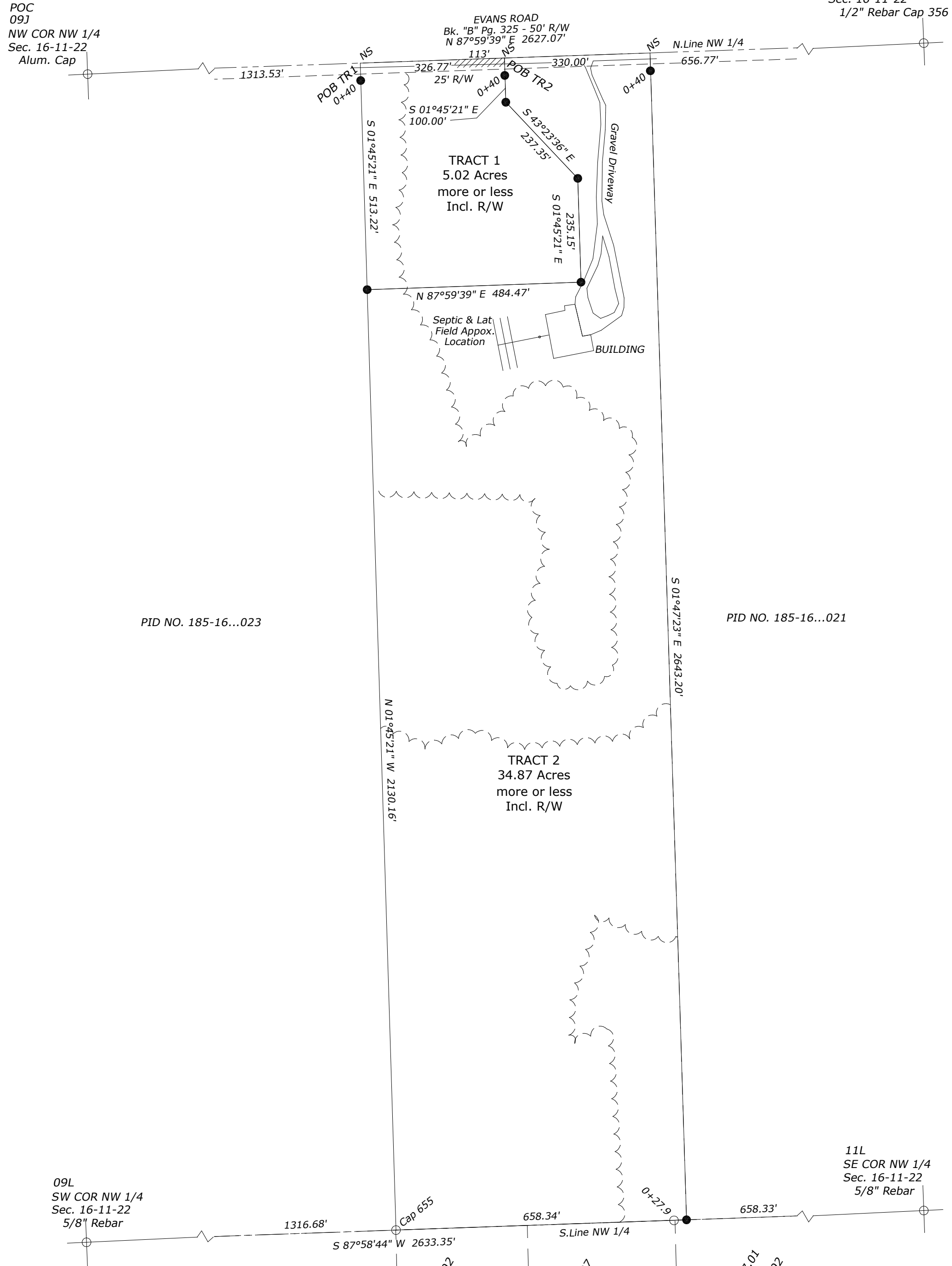
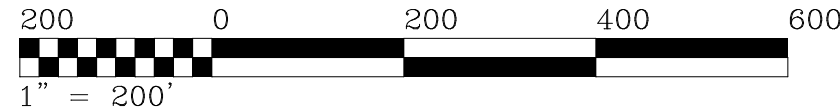
My Commission Expires: \_\_\_\_\_  
 (seal)



Scale 1" = 200'

Job # K-26-1988  
 May 11, 2026 Rev. 6-2-26

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



POC 09J NW COR NW 1/4 Sec. 16-11-22 Alum. Cap

EVANS ROAD Bk. "B" Pg. 325 - 50' R/W N 87°59'39" E 2627.07'

11J NE COR NW 1/4 Sec. 16-11-22 1/2" Rebar Cap 356

POB TR1 0+40 NS

1313.53'

326.77' 25' R/W

113'

POB TR2 0+40 NS

330.00'

656.77'

N.Line NW 1/4

TRACT 1 5.02 Acres more or less Incl. R/W

S 01°45'21" E 100.00'

S 43°23'36" E 237.35'

Gravel Driveway

S 01°45'21" E 235.15'

Septic & Lat Field Approx. Location

BUILDING

N 87°59'39" E 484.47'

TRACT 2 34.87 Acres more or less Incl. R/W

S 01°47'23" E 2643.20'

PID NO. 185-16...023

PID NO. 185-16...021

N 01°45'21" W 2130.16'

Cap 655

1316.68'

S 87°58'44" W 2633.35'

658.34'

S.Line NW 1/4

0+27.9

658.33'

11L SE COR NW 1/4 Sec. 16-11-22 5/8" Rebar

PID 185-16...037-02 LOT 1A Bk. S-13 Pg. 78 1992 NKA 19925078

PID 185-16...037-07 LOT 1B Bk. S-13 Pg. 78 1992 NKA 19925078

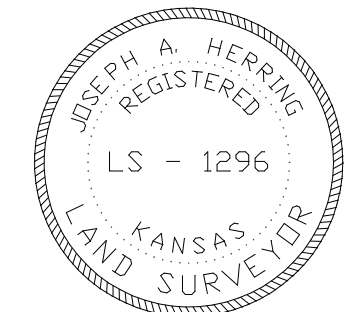
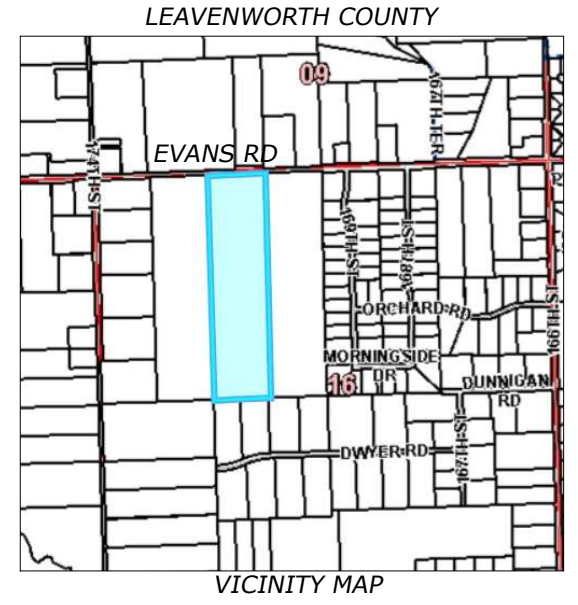
PID 185-16...037-01 LOT 2A Bk. S-13 Pg. 42 1992 NKA 19925042

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

- ZONE:  
 RR-5 - Rural Residential 5
- NOTES:
- 1) This survey does not show ownership or easements, per agreement with client
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All record and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Surveyor's Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Referenced Surveys -  
 WPW - W.P. Ward LS-606 Bk. S-13 Pg. 42 1992 NKA1992S042 Bk. S-13 Pg. 78 1992 NKA 19925078
  - 8) Road Records - See Survey
  - 9) Referenced Deed Doc # 2015R09643
  - 10) Survey prepared without the benefit of a title commitment.
  - 11) Fence Lines do not necessarily denote property lines.
  - 12) Structures are shown in approximate location.
  - 13) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
  - 14) Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
  - 15) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Tract 2.

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



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, 2026 and this map or plat is correct to the best of my knowledge.  
 Joseph A. Herring  
 PS # 1296

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Thursday, May 21, 2026 11:05 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-071 Tract Split for Novo-Gradac - Herring  
**Attachments:** 8.5 x 11 Landscape.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have not received any complaints on this property. After the split Tract 2 will only be 34.87 acres. The 6000 sf ag building will no longer be compliant. A single family residence will need to be constructed on Tract 2 to keep the property in compliance.

The lateral field installed to service the bathroom in the Ag Building appears to be west of the building. It appears that it would be on Tract 1 after the split. This would not be compliant. I have placed an image below and attached an aerial with measurements.

# Leavenworth County, KS



## Legend

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

## Notes

249.5 0 124.74 249.5 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

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

CASE NO: DEV-26-068 Walnut Hills/ Slicker Rezone

June 10, 2026

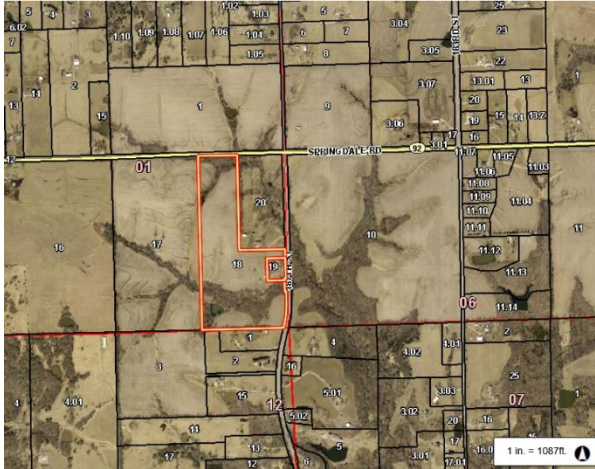
**REQUEST: *Public Hearing Required***

- ZONING AMENDMENT                       SPECIAL USE PERMIT  
 TEMPORARY SPECIAL USE PERMIT

**STAFF REPRESENTATIVE:**

Josh Schweitzer  
Planner II

**SUBJECT PROPERTY: 00000 Springdale Rd & 28527 187<sup>th</sup> St**



**APPLICANT/APPLICANT AGENT:**

Joe Herring  
Herring Surveying Company

**PROPERTY OWNER:**

Walnut Hills LLC  
Carl & Kimberly Slicker  
Leavenworth, KS 66048

**CONCURRENT APPLICATIONS:**

N/A

**LAND USE**

**ZONING:** RR-5 to RR-2.5

**FUTURE LAND USE DESIGNATION:**

RR-2.5

**LEGAL DESCRIPTION:**

Tracts of land in the Southeast Quarter of Section 1, Township 9, Range 21, Leavenworth County, Kansas

**SUBDIVISION:** N/A

**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION: APPROVAL**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-068, Rezone for Walnut Hills/Slicker, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-068, Rezone for Walnut Hills/Slicker, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PROPERTY INFORMATION**

**PARCEL SIZE:** 52.60 & 2.10 ACRES

**PARCEL ID NO:**

111-01-0-00-00-018; 019

**BUILDINGS:**

Existing House & Outbuilding

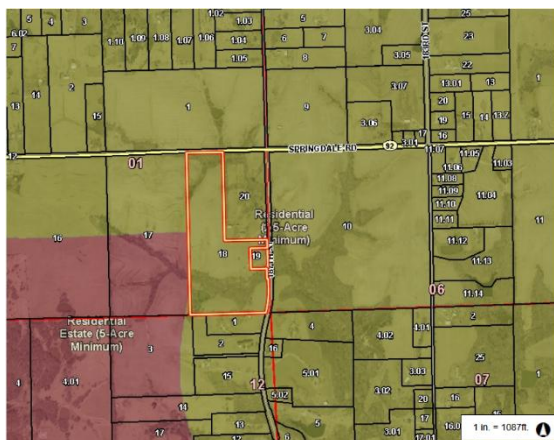
**PROJECT SUMMARY:**

Request to rezone two parcels at 00000 Springdale Road & 28527 187<sup>th</sup> Street (PID: 111-01-0-00-00-018 & 111-01-0-00-00-019) from RR-5 to RR-2.5

**ACCESS/STREET:**

Springdale Rd: State Hwy, Paved, ±32' wide  
187<sup>th</sup>: Major Arterial, Paved, ±26' WIDE

**FUTURE LAND USE MAP:**



**UTILITIES**

**SEWER:** Septic

**FIRE:** High Prairie

**WATER:** RWD #5

**ELECTRIC:** Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:** 6/2/2026

**NEWSPAPER NOTIFICATION:**

05/20/2026

**NOTICE TO SURROUNDING**

**PROPERTY OWNERS:**

05/20/2026

<b>FACTORS TO BE CONSIDERED:</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	<b>Met</b>	<b>Not Met</b>
<b>1. Character of the Neighborhood:</b> <i>Density:</i> Surrounding parcels range in size from two acres to more than 155 acres. The area is not densely populated.  <i>Nearby City Limits:</i> Leavenworth is more than two miles to the East.  <i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.	X	
<b>2. Zoning and uses of nearby property:</b> <i>Adjacent Uses:</i> Parcels are residential and agricultural in nature.  <i>Adjacent Zoning:</i> All adjacent properties are zoned RR-5.	X	
<b>3. Suitability of the Property for the uses to which is has been restricted:</b> The property is suitable for rural residences and agricultural uses.	X	
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b> Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.	X	
<b>5. Length of time the property has been vacant as zoned:</b> <input checked="" type="checkbox"/> <i>Vacant:</i> Parcel 018 is vacant land <input checked="" type="checkbox"/> <i>Not Vacant:</i> Parcel 019 has an existing house.	X	
<b>6. Relative gain to economic development, public health, safety and welfare:</b> The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, many homes could potentially be constructed which may have a positive impact on economic development.	X	
<b>7. Conformance to the Comprehensive Plan:</b> <i>Future Land Use Map:</i> Rural-Residential 2.5 <i>Section 4 Land Use and Development Plan Strategies:</i> The proposed use is compatible with the future land use designation.	X	

**STAFF COMMENTS:**

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Rural-Residential 2.5. The concept plan shows three lots are being created on parcel 018. Parcel 019 boundaries are extending to include the outbuilding that is just outside their boundary. This rezone would also bring parcel 019 into compliance.

**ATTACHMENTS:**

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

**REZONING APPLICATION**

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

NAME Joe Herring  
ADDRESS [REDACTED]  
CITY/ST/ZIP Leavenworth, KS 66048  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_  
CONTACT PERSON Joe

**OWNER INFORMATION (If different)**

Walnut Hill LLC  
NAME Carl E. Slicker Jr. & Kimberly A. Slicker  
ADDRESS [REDACTED]  
CITY/ST/ZIP SEBASTIAN, FL 32958  
Leavenworth, KS 66048  
PHONE N/A  
EMAIL N/A  
CONTACT PERSON Joe

**PROPOSED USE INFORMATION**

Proposed Land Use AG & Rural Residential  
Current Zoning RR-5 Requested Zoning RR-2.5  
Reason for Requesting Rezoning Match future land use plan along hard surface roadways

**PROPERTY INFORMATION**

Address of Property [REDACTED]  
Parcel Size 53 Acres 2.2 Acres  
Current use of the property AG & Rural Residential Rural Residential  
Present Improvements or structures Outbuilding House  
PID 111-01-0-00-00-018 & 019

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed 5/11/26 Date 5/11/26

**ATTACHMENT A**

ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 10/20/2025



COUNTY CLERK

DOC #: 2025R08076  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
10/20/2025 08:39:36 AM  
RECORDING FEE: 38.00  
PAGES: 2

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Continental Title Company: C25012051

## TRUSTEE'S DEED

**This indenture**, made into as of this 13th day of October, 2025, by and between, Kevin Duane Wahaus, Successor Trustee of the Martha Jane Parrett Living Trust dated May 10, 1988 and any amendments thereto as GRANTOR, whose mailing address is PO Box 3, Lansing, KS 66043, and Walnut Hill, LLC as GRANTEE, whose mailing address is 9611 North US Highway 1, Box 390, Sebastian, FL 32958

**WITNESSETH:** That the said GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents sell and convey unto said GRANTEE, GRANTEE'S heirs, successors, and assigns, all of the right, title and interest of the said GRANTOR in and to the following described real estate located in the **County of Leavenworth, State of Kansas**, to wit:

The East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), in Township Nine (9) of Range Twenty-one (21), subject to that part in street or road  
LESS

A tract lying in the East 1/2 of the SE 1/4 of Section 1, Township 9, Range 21, more particularly described as follows, to-wit: Beginning at a point 1598.21 feet South of the West Quarter Corner of Section 6, Township 9, Range 22; running thence North 88°40" West 300 feet; thence South 00°00" West 330 feet; thence South 88°40" East 300 feet; thence North 00°00" East 330 feet to the point of beginning, Leavenworth County, Kansas;

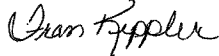
AND LESS

23.6 acres in the East Half of the Southeast Quarter of Section One (1), Township Nine (9), Range Twenty-one (21); beginning at the West Quarter corner of Section Six (6), Township Nine (9), Range Twenty-two (22); thence North 88°40' West along the half section line 717 feet; thence South 00°00' West 1438.20 feet; thence South 88°40' East 717 feet; thence North 00°00' East along the East line of said Section One (1) 1438.20 feet to the point of beginning, Leavenworth County, Kansas

Note: Subject to all easements, restrictions and reservations, if any, now of record.

***This Deed is made and given by the GRANTOR as Trustee(s) pursuant to the power of sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time. And the GRANTOR further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement.***

ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 10/15/2025



COUNTY CLERK

DOC #: 2025R07968  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
10/15/2025 02:33:48 PM  
RECORDING FEE: 38.00  
PAGES: 2

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Continental Title Company: C25010279

## TRUSTEE'S DEED

**This indenture**, made into as of this 25th day of September, 2025, by and between, Kevin Duane Wahaus, Successor Trustee of the Martha Jane Parrett Living Trust, dated May 10, 1988, and any amendments thereto as GRANTOR, whose mailing address is PO Box 3, Lansing, KS 66043, and Carl Slicker, Jr aka Carl Eric Slicker, Jr and Kimberly Slicker, a married couple, as Joint Tenants with Rights of Survivorship and not as Tenants in Common as GRANTEE, whose mailing address is 28527 187th St, Leavenworth, KS 66048

**WITNESSETH:** That the said GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents sell and convey unto said GRANTEE, GRANTEE'S heirs, successors, and assigns, all of the right, title and interest of the said GRANTOR in and to the following described real estate located in the County of Leavenworth, State of Kansas, to wit:

A tract lying in the East 1/2 of the SE 1/4 of Section 1, Township 9, Range 21, more particularly described as follows, to-wit: Beginning at a point 1598.21 feet South of the West Quarter Corner of Section 6, Township 9, Range 22; running thence North 88°40" West 300 feet; thence South 00°00" West 330 feet; thence South 88°40" East 300 feet; thence North 00°00" East 330 feet to the point of beginning, in Leavenworth County, Kansas, subject to that part in street or road

Note: Subject to all easements, restrictions and reservations, if any, now of record.

***This Deed is made and given by the GRANTOR as Trustee(s) pursuant to the power of sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time. And the GRANTOR further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement.***

To have and to hold the premises aforesaid with all, and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining thereto, unto the GRANTEE, and unto GRANTEE heirs, successors, and assigns forever; the said GRANTOR hereby covenants that an indefeasible estate in fee of the aforesaid premises is vested in the said GRANTOR; that the said premises unto the said GRANTEE and unto GRANTEE'S heirs, successors, and assigns forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to be GRANTORS and GRANTEES whenever the sense of this Deed requires.

AFFIDAVIT

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

We/I David Jenkins <sup>for</sup> and Walnut Hill, LLC

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

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 11<sup>th</sup> day of May ~~26~~, 2026.

David Jenkins, for Walnut Hill, LLC  
Print Name, Address, Telephone

[Signature] 772-696-4448  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

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

NOTARY PUBLIC \_\_\_\_\_

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

(seal)

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

We/I Carl E. Slicker Jr and Kimberly A. Slicker

Being duly sworn, depose and say that we/I are the owner(s) of said property located at -  
[REDACTED] Leavenworth, KS 66048, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Carl E Slicker Jr and Kimberly A. Slicker [REDACTED]  
Print Name, Address, Telephone [REDACTED], Leavenworth, KS 66048

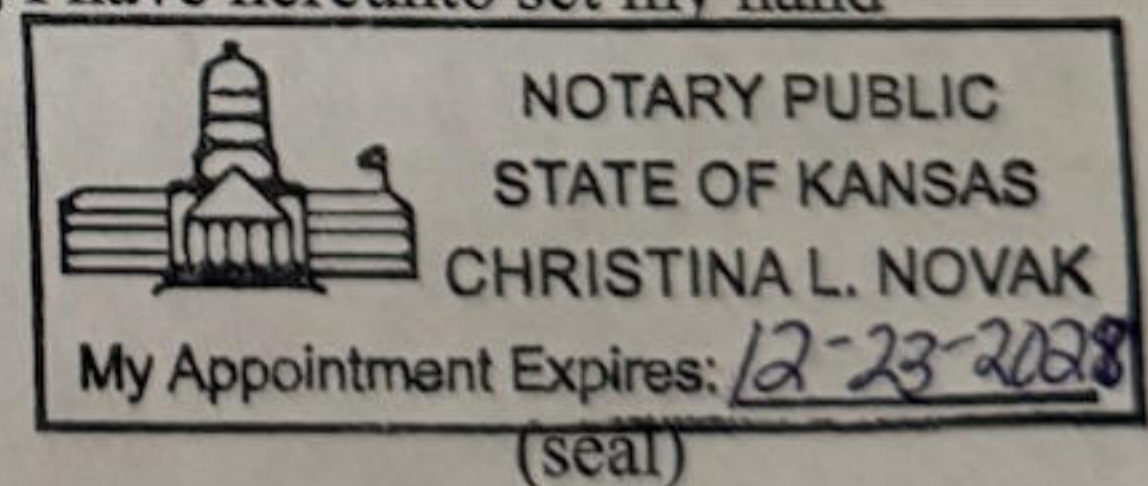
[Signatures]  
Signature

STATE OF KANSAS )  
) SS  
COUNTY OF LEAVENWORTH )

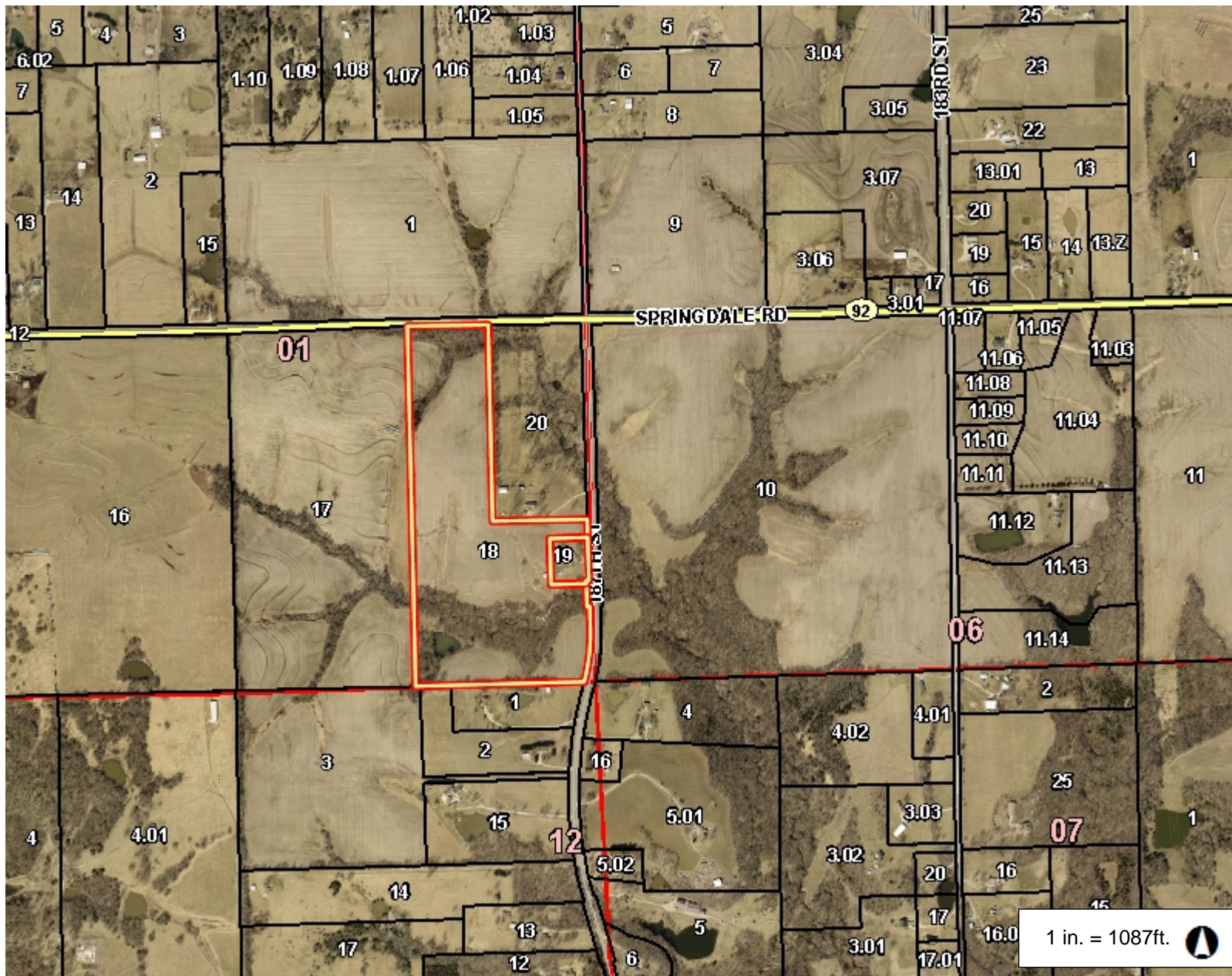
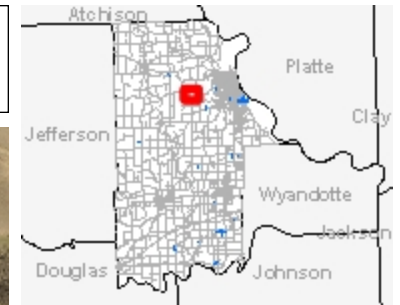
Be it remember that on this 29<sup>th</sup> day of April 2026, before me, a notary public in and for said County and State came Carl E Slicker Jr and Kimberly A Slicker to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Christina L. Novak

My Commission Expires: 12/23/2028



# Leavenworth County, KS



## Legend

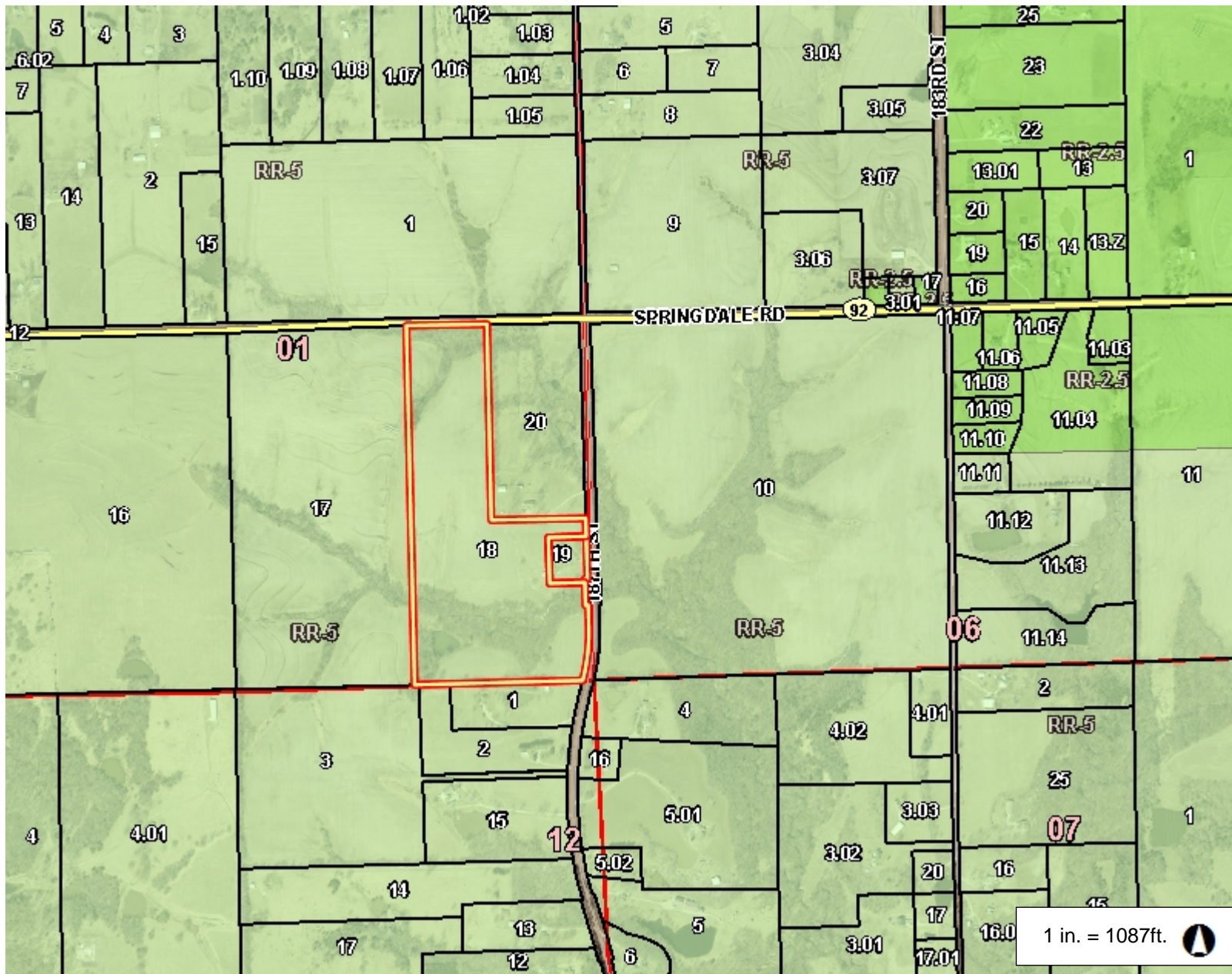
- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

## Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

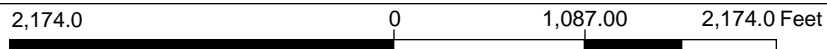
# Leavenworth County, KS



## Legend

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

## Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

SPRINGDALE RD 36

20

28605

18

19

28527

187TH ST

2

1

12

1:500



## Schweitzer, Joshua

---

**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Wednesday, May 13, 2026 11:18 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, May 13, 2026 10:58 AM  
**To:** Noll, Bill ; McAfee, Joe ; Magaha, Chuck ; Brown, Misty ; Yatsula, Anne Marie ; Dedeke, Andrew ; 'Steven Taylor [KDOT]' ; 'linedepartment@freestate.coop' ; 'rwd5leavenworthctyks@gmail.com' ; 'tmgoetz@stjoewireless.com' ; 'Jeff Simpson'  
**Cc:** PZ  
**Subject:** DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

Good Morning,

The Department of Planning and Zoning has received an application to rezone the properties at 00000 Springdale Rd & 187<sup>th</sup> Street from RR-5 to RR-2.5. The proposed boundaries of each district have been provided.

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 May 28 .

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

v / r

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

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

### Disclaimer

*This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed*

## Schweitzer, Joshua

---

**From:** McAfee, Joe  
**Sent:** Wednesday, May 20, 2026 11:59 AM  
**To:** Schweitzer, Joshua; Noll, Bill; Brown, Misty; Yatsula, Anne Marie  
**Cc:** PZ  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Josh,  
The only comment Public Works has on the rezoning concerns access. Access to K-92 will be determined by KDOT. Access to 189<sup>th</sup> Street will be determined by County policy. 189<sup>th</sup> Street at this location is a High-Volume Arterial Roadway Classification. Based on the classification and the existing drive entrances from surrounding properties, the only potential new entrance on 189<sup>th</sup> Street is one entrance located south of the 28527 residence.

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, May 13, 2026 10:58 AM  
**To:** Noll, Bill ; McAfee, Joe ; Magaha, Chuck ; Brown, Misty ; Yatsula, Anne Marie ; 'adedeke@lvsheriff.org' ; 'Steven Taylor [KDOT]' ; 'linedepartment@freestate.coop' ; 'rwd5leavenworthctyks@gmail.com' ; 'tmgoetz@stjoewireless.com' ; 'Jeff Simpson'  
**Cc:** PZ  
**Subject:** DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

Good Morning,

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

v / r

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

**FRAUD ALERT:** Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore,

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Thursday, May 21, 2026 10:41 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have not received any complaints on these properties.

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

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

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

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, May 13, 2026 10:58 AM  
**To:** Noll, Bill ; McAfee, Joe ; Magaha, Chuck ; Brown, Misty ; Yatsula, Anne Marie ; 'adedeke@lvsheriff.org' ; 'Steven Taylor [KDOT]' ; 'linedepartment@freestate.coop' ; 'rwd5leavenworthctyks@gmail.com' ; 'tmgoetz@stjoewireless.com' ; 'Jeff Simpson'  
**Cc:** PZ  
**Subject:** DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

Good Morning,

The Department of Planning and Zoning has received an application to rezone the properties at 00000 Springdale Rd & 187<sup>th</sup> Street from RR-5 to RR-2.5. The proposed boundaries of each district have been provided.

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 May 28 .

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

v / r

## Schweitzer, Joshua

---

**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Monday, May 18, 2026 6:08 PM  
**To:** Schweitzer, Joshua  
**Cc:** RWD5 Leavenworth Cty KS  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

RWD #5 has an 8" main on the south side of Springdale Rd and a 2" main on the west side of 187th. There could be issues with the 8" line if an entrance was to be installed on Springdale Rd. because of the deep ditch there. RWD #5 Board would have to approve the lowering or relocation of water mains and shall pass on all cost to property owner.

If you have any questions, please give me a call 913-704-5899

---

**From:** "Schweitzer, Joshua"  
**Sent:** 5/13/26 10:58 AM  
**To:** "Noll, Bill" , "McAfee, Joe" , "Magaha, Chuck" , "Brown, Misty" , "Yatsula, Anne Marie" , "adedeke@lvsheriff.org" , "Steven Taylor [KDOT]" , "linedepartment@freestate.coop" , "rwd5leavenworthctyks@gmail.com" , "tmgoetz@stjoewireless.com" , "Jeff Simpson"  
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**Subject:** DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

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v / r

Joshua J. Schweitzer

Planner II

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

**FRAUD ALERT: Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees**

## Schweitzer, Joshua

---

**From:** Jeff Simpson <jsimpson@highprairietownship.org>  
**Sent:** Thursday, May 28, 2026 10:09 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm ok with the lot split.

### Jeff Simpson

Fire Chief  
High Prairie Township Fire Department  
Station: 913-297-0001  
Cell: 913-683-1383  
25093 187<sup>th</sup> Street, Leavenworth, Kansas 66048

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, May 27, 2026 3:34 PM  
**To:** 'Steven Taylor [KDOT]'; 'linedepartment@freestate.coop'; Jeff Simpson  
**Subject:** FW: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

Just following up with the above mentioned case to see if you wanted to provide any comments for this case.

v / r

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

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## Schweitzer, Joshua

---

**From:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Sent:** Wednesday, May 27, 2026 3:52 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

Access will be from 187<sup>th</sup>? If so KDOT has no issues.

Steve Taylor Utility Coordinator  
O:913-942-3049

Kansas Department of Transportation  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.  
Steven.taylor@ks.gov | [www.ksdot.gov](http://www.ksdot.gov)  
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



Department of Transportation

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**From:** Schweitzer, Joshua  
**Sent:** Wednesday, May 27, 2026 3:34 PM  
**To:** Steven Taylor [KDOT] ; 'linedepartment@freestate.coop' ; 'Jeff Simpson'  
**Subject:** FW: DEV-26-068 Rezone - Walnut Hill / Slicker - Herring

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

Just following up with the above mentioned case to see if you wanted to provide any comments for this case.

v / r

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

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-057 RJ Farms

June 10, 2026

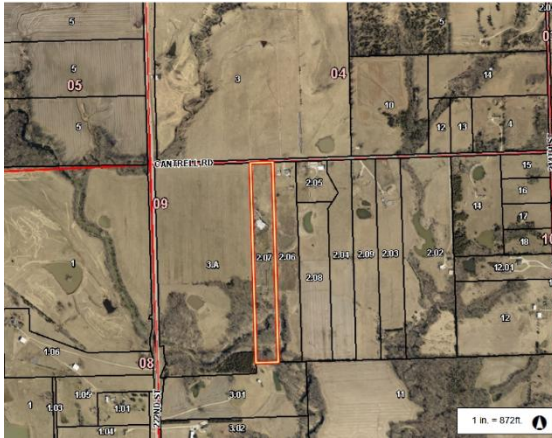
**REQUEST: Public Hearing Required**

- Zoning Amendment                       Special Use Permit  
 Temporary Special Use Permit

**STAFF REPRESENTATIVE:**

Josh Schweitzer  
Planner II

**SUBJECT PROPERTY:** 21985 Cantrell Road



**APPLICANT/APPLICANT AGENT:**

Aurelio Haro & Norma Brockenberry  
17564 W 158th Terrace  
Olathe, KS 66052

**PROPERTY OWNER:**

Same as above

**CONCURRENT APPLICATIONS:**

N/A

**LAND USE**

**ZONING:** RR-5

**FUTURE LAND USE DESIGNATION:**

County Road 1

**LEGAL DESCRIPTION:**

Lot 1 in Whispering Plains, a subdivision in Leavenworth County, Kansas, according to the recorded plat thereof, in Leavenworth County, Kansas.

**SUBDIVISION:** Whispering Plains

**FLOODPLAIN:** Zone A and X

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-057, Conditional Special Use Permit for RJ Farm for an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events, to the Board of County Commissioners, with or without conditions; or
2. Recommend denial of Case No. DEV-26-057, Conditional Special Use Permit for RJ Farm for an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events, to the Board of County Commissioners for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 17.5 ACRES

**PARCEL ID NO:**

222-09-0-00-00-002.07

**BUILDINGS:**

Barn, Stage and Arena

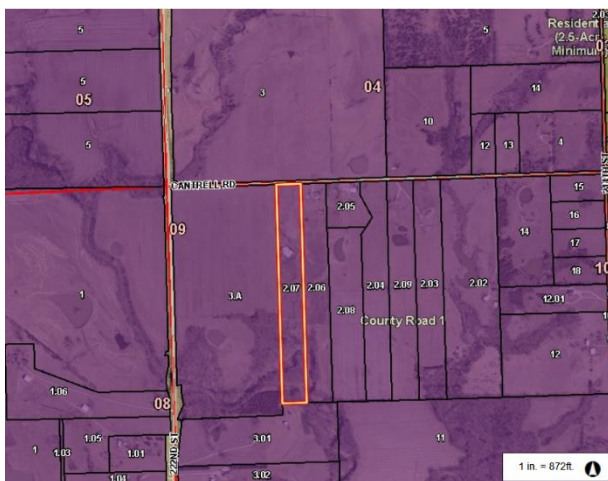
**PROJECT SUMMARY:**

Request for a Special Use Permit to operate an amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds for outdoor events at 21985 Cantrell Road (PID 222-09-0-00-00-002.07).

**ACCESS/STREET:**

Cantrell Road;  
County Local;  
±26' WIDE, GRAVEL

**Future Land Use Map:**



**UTILITIES**

**SEWER:** Septic

**FIRE:** Fire District #2

**WATER:** RWD #10

**ELECTRIC:** EVERGY

**NOTICE & REVIEW:**

**STAFF REVIEW:** 6/3/2026

**NEWSPAPER NOTIFICATION:**

5/20/2026

**NOTICE TO SURROUNDING**

**PROPERTY OWNERS:**

5/20/2026

<b>FACTORS TO BE CONSIDERED:</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density: The surrounding neighborhood is not dense, parcels ranging in size from 5.8 acres to over 150 acres.</i></p> <p><i>Nearby City Limits: The City of Linwood is approximately 2.3 miles to the southeast.</i></p> <p><i>Initial Growth Management Area: This parcel is not located within an Urban Growth Area.</i></p>	✓	
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i></p> <p><i>Adjacent Zoning: Adjacent parcels are zoned RR-5 and MXD.</i></p>	✓	
<p><b>3. Suitability of the Property for the uses to which it has been restricted:</b>  <i>The property is <b>17.5 acres</b>. The property is suitable as a rural residence, for agricultural uses and the proposed use is allowed with a Special Use Permit.</i></p>	✓	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b></p> <p><i>The use is unlikely to detrimentally impact neighboring parcels.</i>  <i>The proposed use will have increased noise levels; however, staff is proposing a condition that noise levels shall not exceed 60 dB as measured from the property line.</i></p> <p><i>Traffic: Proposed events will increase traffic to the site but with approximately 1.5 events per month, traffic at the elevated levels will be for a short term and infrequent.</i></p> <p><i>Lighting: The applicant indicated that exterior lighting will be used. Staff recommends placing a condition that foot-candles will have no net increase, as measured from the property line.</i></p> <p><i>Outdoor Storage: No outdoor storage is proposed with this request.</i></p> <p><i>Parking: Parking is provided and is adequate for the proposed use.</i></p> <p><i>Visitors/Employees: The applicants are requesting to hold events with up to 300 attendees. All events may not have the maximum capacity proposed. Staff will be on-site to support the events and provide parking assistance. Staff recommends placing a condition for the maximum event attendees at 300.</i></p> <p><i>Waste: The applicant does not store chemicals, lubricants, oils or other chemicals on the property. The proposal states that a third-party portable vender will be utilized. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.</i></p>	✓ (Condition 15)  ✓  ✓ (Condition 14)  ✓  ✓ (Condition 7)  ✓ (Condition 17, 18 & 19)	
<p><b>5. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: <i>The property does have an existing barn, stage and arena on-site.</i></p>	✓	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  <i>The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare.</i></p>	✓	
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: County Road 1</i></p>	✓	

<p>County Road 1 shows this area as remaining RR-5, its current zoning designation. Since this use is allowed with a Special Use Permit in that zoning designation, staff feels that it meets the intent of the Comprehensive Plan.</p>		
---	--	--

**STAFF COMMENTS:**

The applicant is requesting a Special Use Permit for outdoor events to host rodeos but can also include weddings, birthdays, etc. This request does not include approval for any event that is defined as a private event per the Leavenworth County Zoning & Subdivision Regulations. The applicant is proposing to hold up to 15 events per calendar year, with maximum attendance capped at 300 people. Most of these events will be one-day events but can also extend to multi-day events. The narrative indicated that they plan on holding weekend events with operable hours being from 12 pm to 11 pm. Staff, competitors and vendors will be on-site before and after operation times for setting up and clean up.

Third-party vendors will be used for portable toilets, retail sales and food sales. The applicant stated that any alcohol service will be conducted by properly authorized individual in compliance with all applicable alcohol and local regulations. An entry fee will be required for some events. Adequate parking for 400 vehicles is provided, however it is likely that most events will not generate that much parking. The owners entrance allows for two-way traffic in and out of the property. No parking or stacking will be permitted on the public right-of-way. Any waste generated from the events will need to be removed or handled in compliance with the proposed conditions and all local, state and federal regulations. The existing stage is located within the Floodplain and has received a floodplain permit.

This SUP is a renewal of their previous approved SUP (Resolution 2025-06). Their previous SUP was limited to a period of 1 year. During this period, there were no complaints.

***Staff recommends this permit be classified as Type 3 with a time limit recommendation of 3 to 5 years per the conditions and uses proposed.***

**STAFF RECOMMENDED CONDITIONS:**

1. The applicant shall provide a certificate of general liability insurance in the amount of \$10,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
2. Provide a copy of the contract for the Portable Toilet provider.
3. The applicant shall comply with the Narrative submitted on May 27, 2026.
4. Events shall be limited to 15 events in a calendar year.
5. Occupancy for all events shall be limited to 300 people. Employees shall be limited to 15 people.
6. The conditional special use permit is considered a type 3 and shall be limited to a period of 3 (three) to 5 (five) years.
7. No events shall take place inside the agricultural building.
8. There shall be no on-street parking allowed.
9. Traffic shall not queue onto the public road network when entering the site.
10. No events shall be allowed within any public rights-of-way.
11. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
12. Lighting generated from the event shall be limited 0.00 foot-candles net gain, as measured at the property line.
13. Noise generated from an event held at this facility including, but not limited to: live music, DJ, and noise from guests shall be limited to 60 decibels at the property line. No amplifiers will be permitted for any live music band.
14. No extension cords may cross driveways or drive aisles.
15. All dumpsters shall be screened from public right-of-way.
16. All garbage and animal waste must be removed from the property and disposed of in accordance with local and state requirements and within 2 business days of the event.
17. All portable restrooms must be maintained in a professional manner and removed from the property within 2 business days of the event.
18. The applicant shall comply with the following:
  - a. Public Works memo, dated May 7, 2026
  - b. Emergency Management, dated January 3, 2025
  - c. Sheriff's Department, dated June 3, 2026
19. That no public nuisance be allowed or created upon the subject real property.

20. A Licensed Veterinarian must be on-call during any rodeo event and evidence of such must be provided upon request.
21. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
22. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The RJ Farm Events, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

**ATTACHMENTS:**

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

MAR 31 2026

Prp-App  
Wed 11.00  
Thu April 2026

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Norma Brockenberry</u>	NAME <u>Aurelio Haro</u>
ADDRESS <u>[REDACTED]</u>	ADDRESS <u>[REDACTED]</u>
CITY/ST/ZIP <u>Olathe KS 66062</u>	CITY/ST/ZIP <u>Linwood KS 66052</u>
PHONE <u>[REDACTED]</u>	PHONE <u>[REDACTED]</u>
EMAIL <u>[REDACTED] yahoo.com</u>	EMAIL <u>[REDACTED] yahoo.com</u>
CONTACT PERSON _____	CONTACT PERSON _____

**PROPERTY INFORMATION**

PID: 222-09 002 .07 Zoning District: RRS

Address of property [REDACTED] Linwood KS Parcel size 17.5 Acres

Current use of the property farm

Does the owner live on the property?  Yes  No

Proposed Special Use Venue, live music

**TAX ASSESSEMENT STATEMENT**

**Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.**

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one)  Yes  No

I, the undersigned am the (circle one) 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 Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature [Signature] Aurelio HARO Date 3/31/26

**ATTACHMENT A**

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business RS Farm

Existing and Proposed Structures one

Number of structures used for Special Use Permit one

Will the use require parking?  Yes  No How many parking spaces are proposed/available? 400

Is the proposed use seasonal?  Yes  No  
If yes, what months will the use be active? \_\_\_\_\_ through \_\_\_\_\_  
Month Month

Reason for requesting a Special Use Permit: To be able to have events following the regulations and requirement

**Estimated Traffic**

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?  
Daily \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly 2

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?  
Daily \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly 4

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_  
Commercial: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

Early in the morning commercial Trucks, delivering Johnny on the spots, food Trucks

What is the anticipated route(s) from the nearest State Highway to the Site? I-70 located to the south

**Special Use Permit Renewal**

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

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

Have you added any buildings since the SUP was last issued?  Yes  No Any parking?  Yes  No

Janet Klasmaker  
COUNTY CLERK

Mail Tax Statement to:  
17504 W 158<sup>th</sup> Terr  
Olathe KS 66062

Property Address \_\_\_\_\_

JOINT TENANCY QUIT CLAIM DEED Pursuant to K.S.A. 79-1437 (e), a real estate validation questionnaire is not required due to exemption no. 9.

GRANTOR Aurelio HARO  
(single/married person(s))

CONVEY and QUITCLAIM TO  
Aurelio HARO AND Norma Brackenberry  
(single/married person(s))

As JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in the County of Leavenworth, State of Kansas, to-wit:

Lot 1 in Whispering Plains, a subdivision in Leavenworth county, Kansas, according to the recorded plat thereof, in Leavenworth county, Kansas.  
A.H

for the sum of One Dollar, the receipt of which is hereby acknowledged. This conveyance is made subject to easements, restrictions, reservations and covenants of record, if any.

Dated this 12 day of April A.D. 20 22

Aurelio Haro  
GRANTOR (Signature)

[Signature]  
GRANTOR (Signature)

Aurelio HARO  
(Printed Name)

Norma Brackenberry  
(Printed Name)

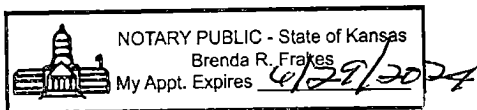
STATE OF KANSAS, COUNTY OF LEAVENWORTH

Be it remembered that before me, a notary public in and for the State and County aforesaid, personally appeared Aurelio HARO & Norma Brackenberry known to me be the same person(s) who executed the within Transfer on Death Deed and who acknowledged the execution of same as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Brenda R. Frakes  
NOTARY PUBLIC (Signature)

Brenda R. Frakes  
(Printed Name)

My commission expires: 6/29/2024



TX:4079087

DOCID:8110121



## Event Narrative – 21985 Cantrell Road

The proposed events will be held at the farm located at 21985 Cantrell Road on approximately 17.5 acres of land. These events are intended for families and friends and may include family gatherings, birthday parties, weddings, rodeos, live music, food service, fair grounds with occasional public events.

The property includes an agricultural building that may be used as shelter in the event of an emergency. Residential properties located northeast of the event area are all more than 1,000 feet away. The southern half of the property is heavily treed and located within a floodplain. The nearest residence to the south is approximately 1,320 feet from the event area.

Portable restroom facilities will be provided for all events, and all sewage disposal will be handled by the portable restroom service provider in accordance with applicable regulations.

The proposed events should not create conflicts with surrounding properties. Most surrounding parcels are agricultural in nature with very few nearby residences. Attendees will be encouraged to access the property by traveling on 222nd Street to Cantrell Road. Although Cantrell Road is gravel and some dust may be generated, the recommended route directs traffic primarily past agricultural properties, with approximately 1,320 feet of travel occurring on the gravel roadway.

Weekday events will conclude by 10:00 PM, and weekend events will conclude by midnight. Traffic volumes will primarily occur at the beginning and end of events.

All parking will be located on-site within open fields on the property. The site is capable of accommodating approximately 300 standard vehicles and 50 trailers. No parking will be permitted on public roads. Parking attendants and security staff will be present to direct vehicles and separate standard vehicle parking from trailer parking as necessary.

The property anticipates hosting approximately 15 events annually, depending on scheduling and demand. Staffing levels will vary depending on the type of event, with approximately 5 to 15 employees and security personnel on-site during events. Employees will generally create two trips per event. Deliveries and vendor trips will vary depending on the event but are expected to average one to two trips for drop-off and pickup on the day of the event.

Safety signage is posted throughout the property. Signs vary in size but are non-digital and non-illuminated.

No chemicals, oils, fluids, lubricants, or hazardous materials are used or stored on-site in connection with the events. The property utilizes well water for cleaning purposes. Portable drinking water, sodas, and other beverages will be brought onto the site as needed. Any alcohol service will be conducted by properly authorized individuals in compliance with all applicable alcohol and local regulations.

Noise impacts are expected to be minimal due to the distance from neighboring residences. Any music or event-related sound will be limited to the approved operating hours, ending by 10:00 PM on weekdays and midnight on weekends. The only anticipated odors would be associated with food preparation; no fumes or industrial odors are expected.

Advertising and promotion for events will be conducted primarily through the company website and digital platforms such as Facebook and Instagram.

For safety and emergency preparedness, security personnel will be on-site during events to assist attendees and coordinate with emergency services if necessary. The property entrance and exit provide adequate width and space to allow vehicles to safely enter and exit simultaneously.

Generators may be used during events to provide temporary electrical power and lighting where needed. If there are any rodeos conducted on the property, a license veterinarian will be on call to ensure the safety, and well-being of the animals involved.



Laura Kelly, Governor  
Mark A. Burghart, Secretary

[www.ksrevenue.gov](http://www.ksrevenue.gov)

# CERTIFICATE OF TAX CLEARANCE

Norma S Brockenberry

**ISSUE DATE**

04/22/2026

**TRANSACTION ID**

TSCM-TN8Y-S4ED

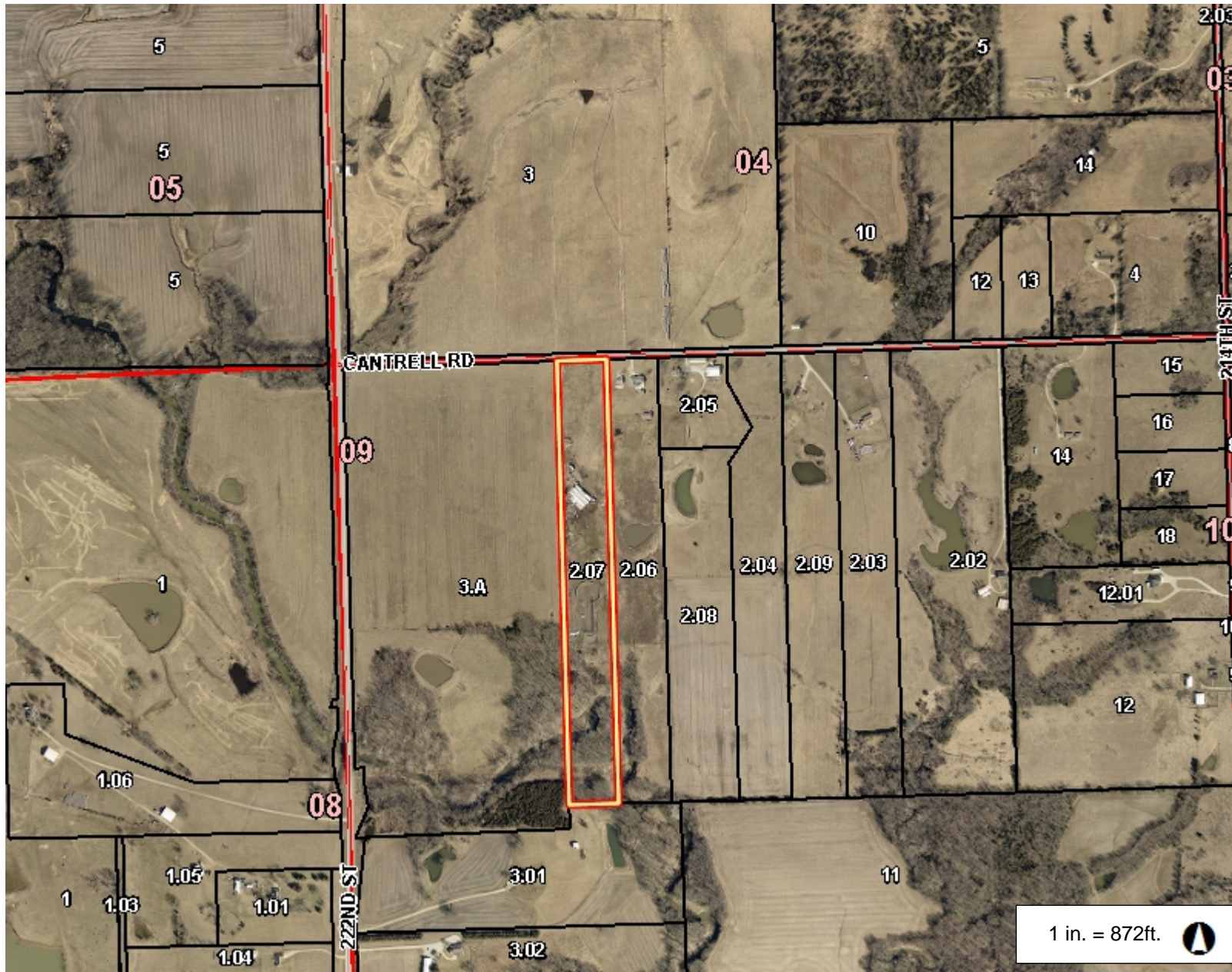
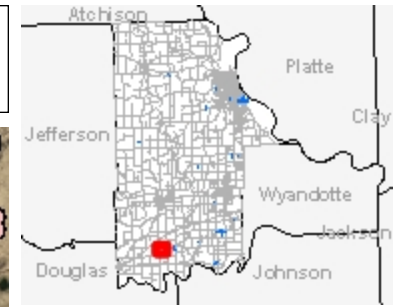
**CONFIRMATION NUMBER**

CY43-CH5N-7PRS

**TAX CLEARANCE VALID THROUGH 07/21/2026**

*Verification of this certificate can be obtained on our website, [www.ksrevenue.org](http://www.ksrevenue.org),  
or by calling the Kansas Department of Revenue at 785-296-3199*

# Leavenworth County, KS



## Legend

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

1 in. = 872ft.



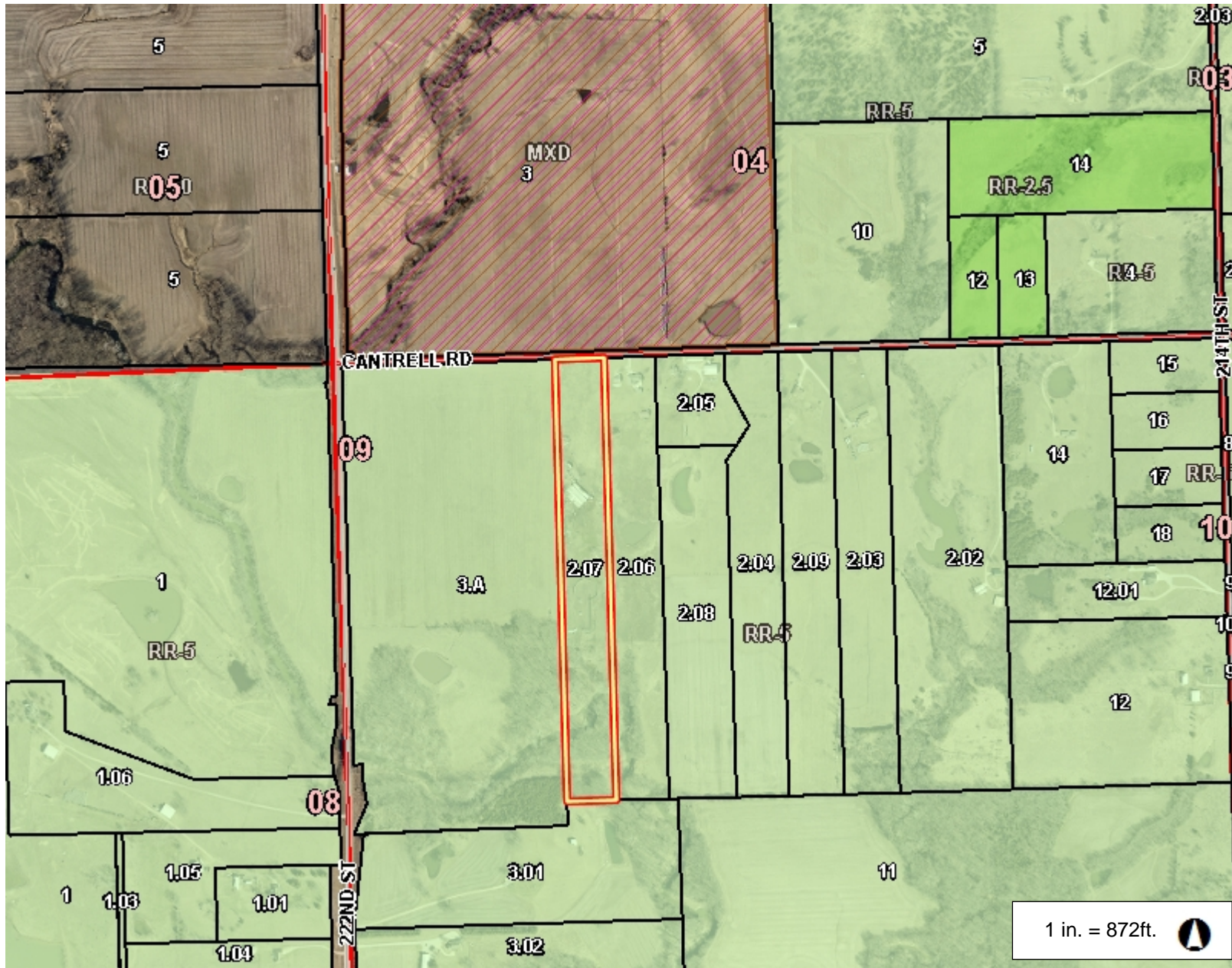
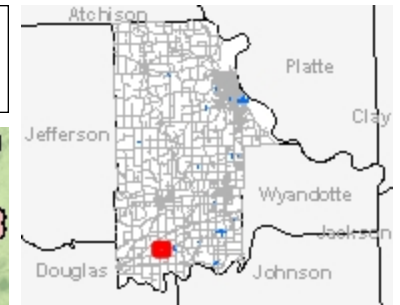
1,742.9      0      871.46      1,742.9 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

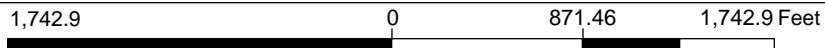
# Leavenworth County, KS



## Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
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- Road
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- 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. = 872ft.



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

# SITE PLAN

Lot 1, WHISPERING SUBDIVISION,  
Leavenworth County, Kansas.

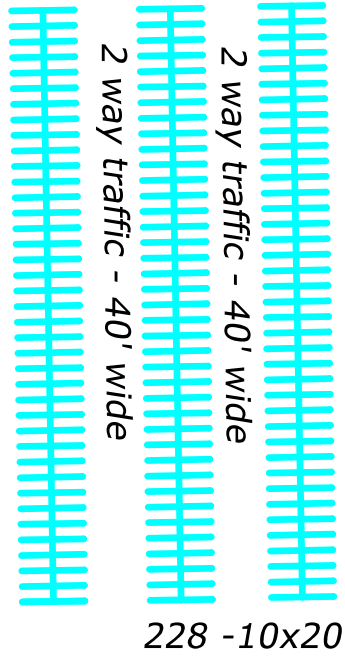
PREPARED FOR:

HARO, AURELIO & BROCKENBERRY, NORMA  
21985 Cantrell Road  
Linwood, KS 66086  
PID # 222-09-0-00-00-002.07

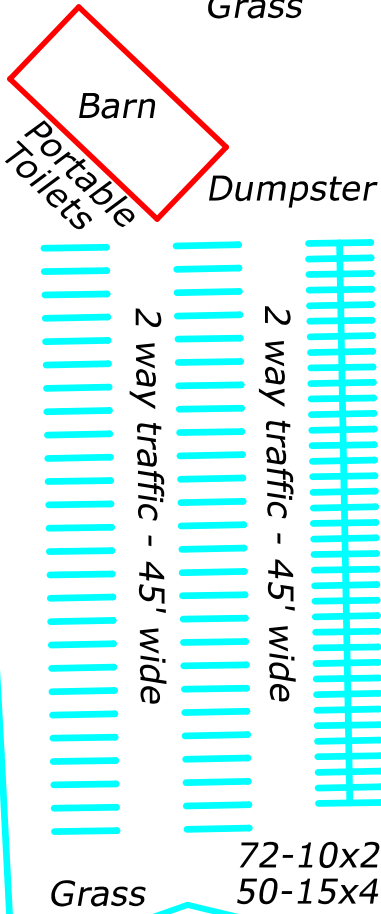
CANTRELL ROAD  
330'

40' R/W  
20' Gate

Parking Area  
Grass



Grass



Parking Note:

Grid is show for the referenced  
350 parking space per narrative  
Standard Parking - 10'x20'  
Oversized Parking - 15'x40'  
Parking area is grass.

ADDITIONAL NOTES:

- Sound System in Stage Area
- Vendor Area, if any, as shown.
- Lighting, if any, will be around Stage Area and/or Rodeo Area

Fence Line

Gravel Driveway

Fence Line

Vendor Area

Rodeo Area



Not to Scale

Job # K-24-1804  
May 30, 2024 Rev. 11-2-24

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

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

817.5'

817.2'

Stage is built on piers  
Stage deck elev. 820'+  
< 700 Sq.Ft. in Area

BFE 817.75' Prorated  
BFE 817.62' Prorated

Special Flood Hazard  
Area - Zone A  
20103C0325G

**THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY**

September 30, 2024

Amy Allison  
Deputy Director  
Leavenworth County Planning & Zoning Department  
300 Walnut St  
Leavenworth, KS 66048

Re: Haro Cantrell Rd Property

Ms. Allison,

I have reviewed the construction of the stage that is located on the Haro property on Cantrell Rd east of 222<sup>nd</sup> St in Leavenworth County. Based upon the location within the floodplain and the type of construction, driven piers, it is my engineering opinion that this structure will not cause a rise on the floodplain.

Thank you,



David Lutgen, P.E.

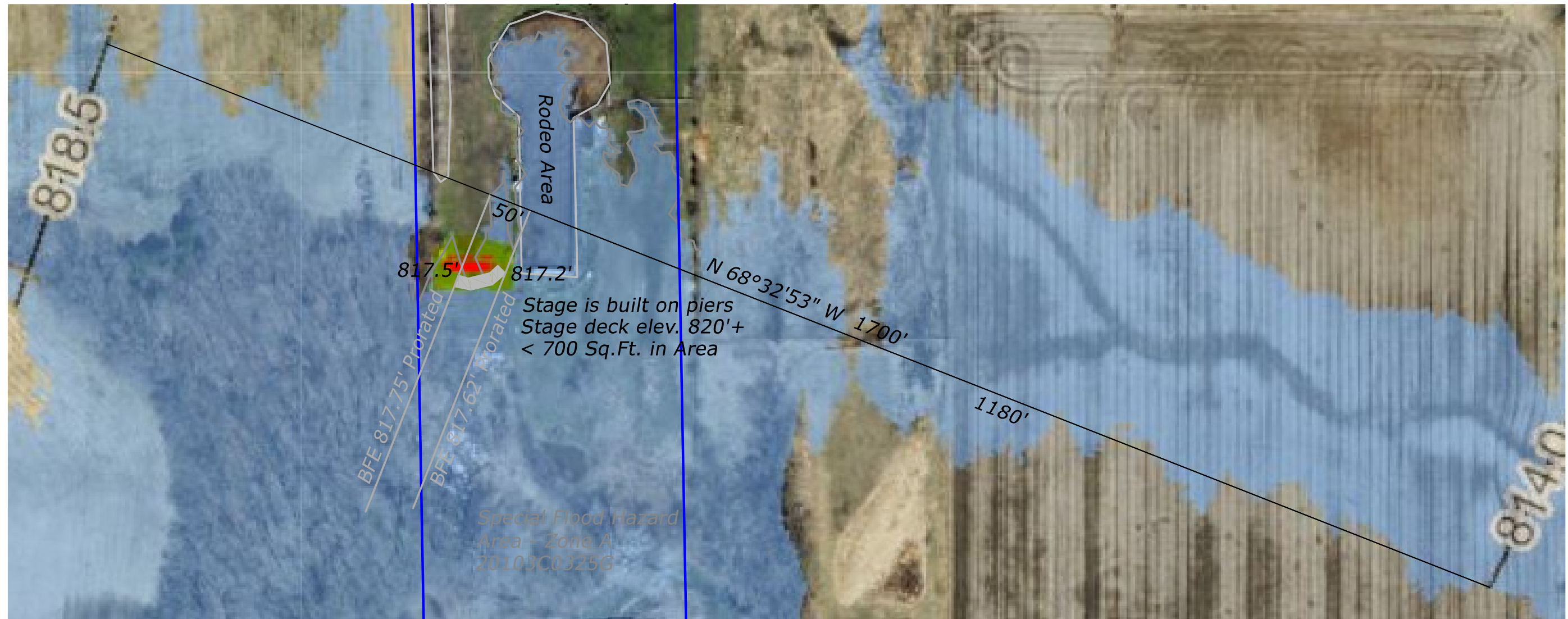


# ELEVATION EXHIBIT

Lot 1, WHISPERING SUBDIVISION,  
Leavenworth County, Kansas.

PREPARED FOR:

HARO, AURELIO & BROCKENBERRY, NORMA  
21985 Cantrell Road  
Linwood, KS 66086  
PID # 222-09-0-00-00-002.07



Job # K-24-1804  
May 30, 2024 Rev. 9-3-24

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

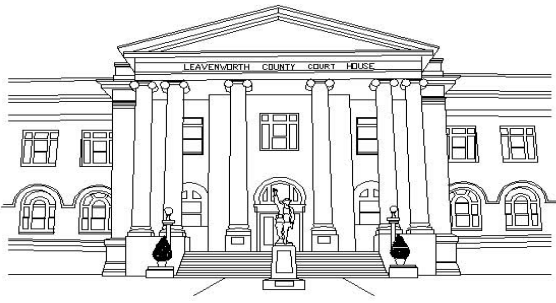


315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@teamcash.com



Not to Scale

**THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY**



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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May 07, 2026

### **Haro Rodeo SUP DEV-26-057 – Public Works Review**

The Public Works Department have reviewed the following documents:

- 26.04.29 Site Plan
- 26.04.29 Updated Narrative
- 26.04.29 Application

Below are comments from the documents received listed above. Based on the review of the requested information below, additional comments, investigations, and studies may be generated. Direct any questions to Joshua Schweitzer at [jschweitzer@leavenworthcounty.gov](mailto:jschweitzer@leavenworthcounty.gov).

Cantrell Road is a two-lane gravel roadway with a width of approximately 21 feet. The review conducted by Public Works is limited to public roadways and the proposed private access connection to Cantrell Road. Fire protection was not included in the review.

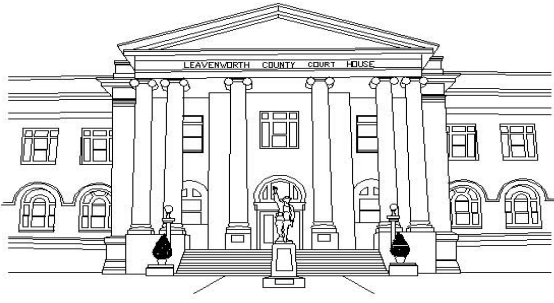
Narrative states there will be no parking on the street.

### **Additional Information Request:**

1. Provide additional detail for each vehicle type being proposed in the narrative. Narrative states 52 events per year. Provide an estimate of guests, guests per vehicle, employees, commercial vehicles, and support vehicles (trash, food trucks, music trucks) for each type of event. Provide the total number of each vehicle type.

Example:

- 20 family gathering events a year – Each event includes up to 40 guests (2 attendees per vehicle), 2 employees, 1 commercial vehicle (porta potty), 0 support vehicles. Events on Friday through Sunday – 12 pm to 8 pm.
- 10 birthday events a year – 20 guests (2 attendees per vehicle), 1 employee, 1 commercial vehicle (porta potty), 0 support vehicles. Events on Friday through Sunday – 12 pm to 8 pm.
- 10 wedding events a year – Each event includes up to 200 guests (2 attendees per vehicle), 5 employees, 2 commercial vehicles (trash truck and porta potty), 2 support vehicles (1 music and 1 food). Events on Friday through Sunday – 12 pm to 10 pm.
- 10 rodeo events a year – Each event includes up to 300 guests (2 attendees per vehicle), 50 truck and trailers (1 attendee per vehicle), 10 employees, 2 commercial vehicles (trash



# COUNTY OF LEAVENWORTH

## Department of Public Works

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truck and porta potty), 2 support vehicles (1 music and 1 food). Events on Saturdays – 12 pm to 10 pm.

**Note: Commercial vehicles, defined by TIF Policy, is: Commercial Vehicles (Vehicles with a greater classification than 12,000 lbs including trailer or daily combined gross vehicle(s) weight including trailer(s) greater than 60,000 lbs).**

- a. The application states 2 passenger vehicle and 4 commercial vehicle trips per month. However, the narrative indicates 300 parking stalls are provided plus 50 trailer stalls. Update application to reflect number of daily and weekly trips expected to be associated with events, consistent with information provided in the narrative. Daily trips should reflect commercial and passenger vehicles/trailers the day of the event; provide daily estimates for the event type that is expected to generate the highest number of trips. The weekly trips should include additional trips associated with delivery vehicles prior to or after an event. Information provided in the narrative should be reflected in the application.
2. Previous SUP had 50 livestock trailers. The narrative states 50 vehicles with trailers. Confirm the trailers are limited to livestock trailers.
3. Parking operations should be contained entirely on site; traffic should not queue onto the public road network when entering the site.
4. Previous SUP included a sealed (dated 7/1/24) turning template for truck and trailers including driveway entrance size is adequate. Is this exhibit still applicable to this application? Confirm driveway improvements were completed according to the turning template document.
5. Confirm adequate drive width at the intersection with Cantrell Road and internal to the site so that exiting traffic does not impede entering traffic should be provided. Free flow entry should be provided to reduce the potential for entering traffic queueing onto Cantrell Road.

# MEMO

**To:** Planning & Zoning  
**From:** Leavenworth County Emergency Management  
**Subject:** Haro Event Space @ 00000 Cantrell road, Linwood KS, 66052  
**Date:** January 3, 2025

Thank you for the opportunity to help review the Haro event space once again. Our team referred back to the previous time we were able to sit down with owners and operators of the Rodeo Event space, Aurelio Haro and Norma Brockenberry.

We discussed four aspects of maintaining a safe and secure environment for their various events. They stated they have several ways to receive weather information and alerts for their events, and continuously monitor for any hazard or severe weather. They have plans put in place to postpone or cancel events if severe weather would occur. If weather were to occur without notice they have shelter for both event-goers and animals to be housed to wait out the storm. They can house approximately 300 people in their barn and have additional shelter for animals on the side, if the barn is at max capacity. They also have a wide and clear exit path from the event area that is well lit, marked by reflective signs and directed by staff to allow traffic to easily be moved. If the original route is no longer available for use, they have claimed to have an alternative route provided by their neighbor of their property.

After reviewing the property and the information they gave us, we have a few recommendations for the property and the facility operations. The Haro property for the event needs to have a 911 address to allow first responders to easily find the facility. The alternative route that they have does not seem to be a clear road. It needs to be well marked all the way through from the property to the main road. There should be a point of contact for an emergency outside of the event, such as a hazardous material incident. We also recommend a sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. There are no further recommendations at this time.

## Schweitzer, Joshua

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**From:** Dedeker, Andrew <adedeker@lvsheriff.org>  
**Sent:** Thursday, April 30, 2026 9:45 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-057 Special Use Permit - Haro Rodeo

52 events is ridiculous. This rodeo creates problems for us too frequently, a weekly event will prove to be problematic for neighbors and law enforcement.

The narrative described how staff (3-10) will handle all duties to include parking and security. Based upon the intended parking spots available, a large function will overwhelm them.

The sound will carry, this is the chief complaint we have had.

This venue generates many claims of animal abuse (tail pulling). Who will be present to ensure this doesn't occur. Nothing is mentioned about a vet being present or on call.

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 29, 2026 10:16 AM  
**To:** Allison, Amy ; Magaha, Chuck ; Anderson, Kyle ; Miller, Jamie ; Dedeker, Andrew ; Brown, Misty ; Mitch Pleak ; Noll, Bill ; McAfee, Joe ; 'designrgrouplawrencesservicecenter@evergy.com' ; 'LVCO RWD10' ; 'kriter@lvcofd2.com' ; 'driter@lvcofd2.com' ; Yatsula, Anne Marie  
**Cc:** PZ  
**Subject:** DEV-26-057 Special Use Permit - Haro Rodeo

Good Morning,

The Department of Planning and Zoning has received a Special Use Permit application renewal to operate a private rodeo event space at the property located at 21985 Cantrell 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 May 13, 2026.

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

v / r

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

***FRAUD ALERT: Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on***

## Schweitzer, Joshua

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**From:** Anderson, Kyle  
**Sent:** Friday, May 1, 2026 11:44 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-057 Special Use Permit - Haro Rodeo

We received one complaint since the SUP was approved about a year ago. The Sheriff's Department visited the property and they were having a birthday party, and not an event that would be subject to the terms of the SUP. There were approximately 20 vehicles parked on the property at that time.

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

---

**From:** Schweitzer, Joshua  
**Sent:** Wednesday, April 29, 2026 10:16 AM  
**To:** Allison, Amy ; Magaha, Chuck; Anderson, Kyle ; Miller, Jamie ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Mitch Pleak ; Noll, Bill ; McAfee, Joe ; 'designgroupplawrenceservicecenter@evergy.com' ; 'LVCO RWD10' ; 'kritter@lvcofd2.com' ; 'dritter@lvcofd2.com' ; Yatsula, Anne Marie  
**Cc:** PZ  
**Subject:** DEV-26-057 Special Use Permit - Haro Rodeo

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v / r

## Schweitzer, Joshua

---

**From:** Sherley, James <jsherley@lvsheriff.org>  
**Sent:** Wednesday, June 3, 2026 10:33 AM  
**To:** Schweitzer, Joshua  
**Subject:** Request for Notification

Sir:

Please accept this as a formal request for notification via email to the Leavenworth County Sheriff's Office regarding any and all events at the Haro rodeo property as soon as a date is made known to your office.

Please notify my email as well as C/C:

[jpatzwald@lvsheriff.org](mailto:jpatzwald@lvsheriff.org)  
[jpennington@lvsheriff.org](mailto:jpennington@lvsheriff.org)

~Thank you.

Major J.W. Sherley #401  
Undersheriff  
Leavenworth County Sheriffs Office  
601 South Third Street  
Leavenworth, Kansas 66048 Suite #2007  
Office: (913) 758-4001  
[jsherley@lvsheriff.org](mailto:jsherley@lvsheriff.org)

## Schweitzer, Joshua

---

**From:** Steven Heath <Steven.Heath@evergy.com>  
**Sent:** Thursday, April 30, 2026 8:41 AM  
**To:** Schweitzer, Joshua  
**Cc:** Design Group Lawrence Service Center  
**Subject:** Re: [EXTERNAL]DEV-26-057 Special Use Permit - Haro Rodeo

Internal Use Only

Evergy does not have conflict with this Special Use Permit.

Thank you,

**Steven Heath**

Evergy

TD Designer III

[Steven.Heath@evergy.com](mailto:Steven.Heath@evergy.com)

O: 785-865-4857

C: 785-508-2550 **(does not receive texts)**

---

**From:** Schweitzer, Joshua

**Sent:** Wednesday, April 29, 2026 10:15 AM

**To:** Allison, Amy ; Magaha, Chuck ; Anderson, Kyle ; Miller, Jamie ; 'adedeke@lvsherriff.org' ; Brown, Misty ; Mitch Pleak ; Noll, Bill ; McAfee, Joe ; Design Group Lawrence Service Center ; 'LVCO RWD10' ; 'kriter@lvcofd2.com' ; 'dritter@lvcofd2.com' ; Yatsula, Anne Marie

**Cc:** PZ

**Subject:** [EXTERNAL]DEV-26-057 Special Use Permit - Haro Rodeo

**This Message Is From an External Sender**

This message came from outside your organization.

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Report Suspicious

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Good Morning,

The Department of Planning and Zoning has received a Special Use Permit application renewal to operate a private rodeo event space at the property located at 21985 Cantrell 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 May 13, 2026.

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

[pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov)

v / r

Joshua J. Schweitzer

Planner II

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

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## Schweitzer, Joshua

---

**From:** Mary Conley <mary.conley@conleysandu.com>  
**Sent:** Friday, May 8, 2026 1:51 PM  
**To:** LVCO RWD10  
**Cc:** Schweitzer, Joshua; PZ; Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; adedeke@lvsheriff.org; Brown, Misty; Mitch Pleak; Noll, Bill; McAfee, Joe; designgrouplawrenceservicecenter@evergy.com; kritter@lvcofd2.com; dritter@lvcofd2.com; Yatsula, Anne Marie  
**Subject:** Re: DEV-26-057 Special Use Permit - Haro Rodeo

Leavenworth RWD10 has no comments or concerns for this request. Also, please update our email contact to rwd10@leavenworthrwd10.com.

Thank you,  
Mary Conley  
Business Manager

On Wednesday, April 29, 2026 at 10:15:55 AM UTC-5 Schweitzer, Joshua wrote:

Good Morning,

The Department of Planning and Zoning has received a Special Use Permit application renewal to operate a private rodeo event space at the property located at 21985 Cantrell 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 May 13, 2026.

If you have any questions or need additional information, please contact me at [\(913\) 684-0465](tel:9136840465) or at [pzmail@leavenworthcounty.gov](mailto:pzmail@leavenworthcounty.gov)

v / r

Joshua J. Schweitzer

Planner II

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

[\(913\) 684-0465](tel:9136840465)

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## Schweitzer, Joshua

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**From:** Cristina Miller <[REDACTED]@gmail.com>  
**Sent:** Wednesday, June 3, 2026 10:59 PM  
**To:** Schweitzer, Joshua  
**Cc:** Allison, Amy  
**Subject:** Special Use Permit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Cristina Miller

Hello Amy Allison/Joshua Schweitzer -Leavenworth County Planning and Zoning,

I am writing to express my unwavering support for the Special Use Permit DEV-24-125 request. I have attended the events, such as the American Rodeo and Mexican, which are well-organized and enjoyable. The animals are treated with utmost respect. To my knowledge, Mr. Haro and Mrs. Brockenberry are avid donors of food to animal shelters, which is a commendable act of kindness. I have also attended events called Kermés in benefit of people with cancer and other serious illnesses. Family members gather to witness and enjoy a pleasant occasion. As a parent of young children, I prioritize safety, and I am assured that the events are well-secured to ensure the well-being of all attendees.