

**CITY OF LEAVENWORTH
PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N 5th STREET, LEAVENWORTH, KANSAS 66048
REGULAR SESSION
MONDAY, DECEMBER 1, 2025
6:00 PM**

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: October 6, 2025 Regular Meeting**

OLD BUSINESS:

None

NEW BUSINESS:

- 1. 2025-22 SUP 1922 5TH AVE**
Conduct a public hearing for Case No. 2025-22 SUP 1922 5th Ave., wherein the applicant is requesting a Special Use Permit to allow the operation of an in-home Child Care Center in the R1-6 (High Density Single Family Residential District) zoning district. Staff is requesting this item be tabled to the January 5th Planning Commission Meeting.
- 2. 2025-19 REZ 220 SENECA ST**
Conduct a public hearing for Case No. 2025-19 REZ 220 Seneca St., to consider an amended petition for rezoning property from Multiple Family Residential District(R-MF) to Central Business District (CBD) at the request of the property owner. The original petition for rezoning 220 Seneca Street has been formally amended to include the adjacent properties located at 226 Seneca Street and 232 Seneca Street.
- 3. 2025-23 SUB 4000 NEW LAWRENCE RD**
Consider a replat for Moonlight Lake Replat #2, Case No. 2025-23-SUB.

CITY OF LEAVENWORTH PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N 5th Street, Leavenworth, Kansas 66048
REGULAR SESSION
Monday, October 5, 2025
6:00 PM

CALL TO ORDER:

Commissioners Present

Brian Stephens
Ken Bateman
Don Homan
Sherry Hines Whitson Hanson
Sam Maxwell

Commissioners Absent

Bill Waugh

City Staff Present

Kim Portillo
Michelle Baragary
Sarah Roll

Vice Chairman Homan called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES – September 8, 2025

Vice Chairman Homan asked for questions, comments or a motion on the September 8, 2025 minutes presented for approval. Commissioner Bateman moved to approve the minutes as presented, seconded by Commissioner Maxwell and approved by a vote of 6-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. 2025-16 SUP – 1512 S 2ND ST.

Conduct a public hearing for Case No. 2025-15 SUP – 1512 S 2nd St., wherein the applicant is requesting a Special Use Permit to allow car sales in the I-1 (Light Industrial District) zoning district.

Vice Chairman Homan called for the staff report.

City Planner Michelle Baragary stated that the applicant, Cedric Baker, is requesting a Special Use Permit (SUP) to allow automobile sales on a property located at 1512 S 2nd Street. Automobile sales are an allowed use in the I-1, Light Industrial District, with the approval of a Special Use Permit (SUP).

The property is the old aluminum-recycling center. It is bordered by industrial and commercial uses: a storage facility is located to the north and west, Geiger Ready Mix and Drexel Chemical Company are to the east, and the former Abeles Field and a vacant City-owned lot are located to the south.

Per Table 5-01 of the adopted Development Regulations, the required parking rate for automobile sales is calculated as: 1 per 400 SF of publicly accessible building area, plus 1 per 3,000 SF of sales lot, plus 1 space per employee.

Based on the applicant's submitted data, the required parking is calculated as follows:

Component	Calculation	Required Spaces
Building Access	144 SF / 400 SF = 0.36	1
Sales Lot	10,000 SF / 3,000 SF = 3.33	4
Employees	2 Employees	2
TOTAL		7

The applicant has submitted a parking lot site plan for 9 total parking stalls, which exceeds the minimum requirement. The proposed spaces are as follows:

- East: 5 parking spaces for employee and customer parking.
- North: 4 parking spaces designated for inventory.
- South: A dedicated storage/overflow area.

COMMISSION FINDINGS

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

Staff believes that this application complies with all provisions of the City of Leavenworth Development Regulations.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

The proposed special use to allow automobile sales will contribute to the economic vitality of Leavenworth by allowing for the operation of a revenue generating business in the space.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Staff does not believe that the proposed use will cause substantial injury to the value of other property in the neighborhood.

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

No new structures or buildings are proposed, and the parking site plan provides ample off-street parking. The applicant originally purchased the property for Heavy Vehicle Sales (commercial vehicles with a GVW of over 10,000 lbs), a use permitted by-right in the 1-1 district. The proposed automobile sales operation is considered less intense than the permitted use, and therefore, will not dominate the neighborhood.

Notification was sent to property owners within 200' of the subject property, as required by Kansas Statute. Since notifications were mailed, staff has received no comments or inquiries.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

1. The Special Use Permit shall be renewed annually through the City Clerk's Office.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission with included conditions.
- Motion, to recommend denial to the City Commission.
- Table the issue for additional information/consideration.

Vice Chairman Homan asked for questions about the staff report. With no questions, Vice Chairman Homan opened the public hearing.

With no one wishing to speak, Vice Chairman Homan closed the public hearing, and called for discussion among the commissioners.

There were no questions from commissioners.

With no further discussion, Vice Chairman Homan called for a motion. Based on the findings as stated and conditions as presented, Commissioner Maxwell moved to recommend approval of the SUP to the City Commission, seconded by Commissioner Bateman, and passed by a vote of 6-0.

First consideration will go to the City Commission on October 28, 2025.

2. 2025-17 SUP – 813 KICKAPOO ST.

Conduct a public hearing for Case No. 2025-17 SUP – 813 Kickapoo St., wherein the applicant is requesting a Special Use Permit to allow a home occupation that is not conducted entirely within the principal residential dwelling in the R1-6 (High Density Single Family Residential District) zoning district.

Vice Chairman Homan called for the staff report.

City Planner Michelle Baragary stated that the applicant, Katrina Morgan, is requesting a Special Use Permit (SUP) to allow a home occupation that is not conducted entirely within the principal dwelling unit. The subject property is zoned RI-6, High Density Single Family Residential District, with an existing single-family home on the lot. The subject property is surrounded by other single-family homes of a similar size and nature.

The applicant's proposed use requires an SUP because the essential components of the home occupation will occur outside of the principal dwelling.

Section 4.04.B.G(g) of the adopted Development Regulations mandates that a home occupation be conducted entirely within the principal residential building unless a Special Use Permit (SUP) is issued.

The applicant is proposing to use the combined lot for the exterior cultivation of cut flowers. This operation involves transplanting seedlings into six designated in-ground flowerbeds from February to October annually.

Sales will occur off-site at local Farmers Markets and online.

Staff confirms that the accessory use (the flower cultivation) will be located on the same lot as the principal residence, satisfying the requirements of Section 4.04.B.2(d), which states that "Accessory Uses are a structure or use which is located on the same lot as the principal building or principal use served".

The applicant initially owned two adjacent lots: the primary residence at 813 Kickapoo and the vacant lot to the east, 811 Kickapoo. On August 20, 2025, the applicant submitted an application to combine these two lots into a single parcel, with the final address as 813 Kickapoo. The Certificate of Survey for the lot combination has since been recorded with the Register of Deeds, and two recorded copies have been submitted to staff, ensuring the accessory use is located on the same lot as the principal residence.

COMMISSION FINDINGS

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

The certificate of Survey for the lot combination has been recorded, and two copies have been provided to staff. Staff confirms there is ample room for parking off the rear alley, and staff is currently working with the applicant on the submitted off-street site plan review.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

Staff believes that cultivating cut flowers in a residential setting can promote economic development through local sales, enhance public welfare by providing beauty in the neighborhood, and increase convenience by offering readily available, fresh local blooms.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

The cut flowers will be cultivated using in-ground flowerbeds that shall be well maintained, and are located 21' from the front property line. A home occupation requires two off-street parking spaces to prevent use of public on-street parking. Staff does not believe that the operation of a small-scale flower business will cause substantial injury to the value of other property in the neighborhood.

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

No new structures or buildings are proposed as part of this special use permit. The operation is a small scale, home-based flower business. The in-ground beds are located 41' from the street, minimizing visibility and impact. The property will continue to function as a residential structure.

Notification was sent to property owners within 200' of the subject property, as required by Kansas Statute. Since notifications were mailed, staff has received no comments or inquiries.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

2. The Special Use Permit shall be renewed annually through the City Clerk's Office.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission with included conditions.
- Motion, to recommend denial to the City Commission.
- Table the issue for additional information/consideration.

Vice Chairman Homan asked for questions about the staff report.

Commissioner Stephens asked if there were a driveway attached to the house would that satisfy the parking requirements. Would that have to be separate parking?

Planning Director Kim Portillo explained the need for the additional parking in order to avoid clogging the streets with parked cars.

Vice Chairman Homan asked if the flowers will be sold at the property.

Ms. Baragary states no, there will be no sale of the flowers at home. It will be online and off-site sales.

Commissioner Maxwell asked for clarification of the location of the proposed driveway.

Ms. Baragary stated it will be in the back of the property, off the alley and will be gravel.

With no further questions, Vice Chairman Homan opened the public hearing.

Commissioner Bateman asked if the board wanted to place any restrictions regarding what will be allowed to be grown.

Ms. Baragary stated that the items listed in her application is what will go by. If the Planning Commission would like to put limitations on the SUP, they can as well.

Planning Director Kim Portillo also stated that the board could leave any changes of the flowers at a staff level for them to discuss with the applicant at a future date.

With no one wishing to speak, Vice Chairman Homan closed the public hearing, and called for discussion among the commissioners. The discussion among the commissioners included

With no further discussion, Vice Chairman Homan called for a motion. Based on the findings as stated and conditions as presented, Commissioner Stephens moved to recommend approval of the SUP to the City Commission, seconded by Commissioner Hanson, and passed by a vote of 6-0.

First consideration will go to the City Commission on October 28, 2025.

OTHER BUSINESS:

1. SHERRY HANSON - ATTENDANCE

Article II, Item 7 of the Planning Commission by-laws states the following:

"Should a Planning Commission member miss three regular monthly meetings in any 12 month period, the commission shall determine if the City Commission should be petitioned to replace that Planning Commission member."

Planning Commission member Sherry Hanson has exceeded this threshold with absences at the November 2024, December 2024, February 2025 and September 2025 meetings.

Attendance Record

P= Present A= Absent / = No meeting held

Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Aug 2025	Sept 2025
/	A	A	/	A	/	/	P	/	/	/	A

STAFF RECOMMENDATION:

This item does not have a staff recommendation.

ACTION/OPTIONS:

- Motion, to recommend replacement of the Planning Commissioner to the City Commission.
- Motion, to not make a recommendation of replacement of the Planning Commissioner to the City Commission

Ms. Portillo wanted to start by explaining what this agenda item is regarding. She asked Commissioner Hanson to abstain from voting.

Commissioner Hanson agreed.

Ms. Portillo explained that the Planning Commission bylaws do state that if a Planning Commissioner misses more than three meetings within any rolling twelve-month period, then the board must vote on whether to recommend removal of that planning commissioner to the City Commission.

The reason this issue is being brought up today is because Commissioner Hanson's attendance record is attached. There have been four absences within that rolling twelve-month period which includes November 2024, December 2024, February 2025, and September 2025.

Commissioner Hanson asked if she might speak on her own behalf.

Ms. Portillo welcomed her comments.

Commissioner Hanson stated that sitting on this Commission has been an honor, and she takes it very seriously.

She states she also has another career. It is an in-depth career being a regional manager over several people and she has to cover people when things happen.

Commissioner Hanson states since the last meeting in September, she was addressed by email regarding her attendance. She states she did not realize it was so sensitive and since then she put things in place at her work so she will not have to miss any meetings. She stated that moving forward she hopes that the board thinks in favor for her because she has been on the Planning Commission for a while and it is dear to her heart.

Vice Chair Homan asked if there were any questions for Sherry.

Chairman Bates asked if there were another meeting in November, and Commissioner Hanson was absent again, would that be another absence in the twelve month period and the Commissioners would have to revisit this issue again.

Ms. Portillo said yes, according to the bylaws.

Vice Chair Homan asked when the first of the four violations occurred.

Ms. Portillo stated the first was November 2024, then December 2024 and February 2025. She states this should have been done in February. However, staff got read up on the bylaws and it came to their attention.

Commissioner Hanson states it has not been as strict as it is now. She has been around for nine years and it has never been this way.

Ms. Portillo states the reason we got into looking at our bylaws and the emails all Commissioners received from her is because the attendance issues with the previous meeting. The meeting almost had to be cancelled due to lack of quorum.

Commissioner Hanson states she did communicate and was told there was a quorum, she let her foot off the gas and had to choose between a patient and this meeting. She chose the patient. However, it is not for lack of communication on her part.

Chairman Bates made a motion to not make a recommendation on the replacement of the Planning Commissioner to the City Commission. Seconded by Commissioner Stephens, and passed by a vote of 5-0. Commissioner Hanson refrained from voting.

Commissioner Maxwell moved to adjourn, seconded by Commissioner Bateman and approved 6-0.

Meeting adjourned at 6:29 p.m.

Minutes taken by Planning Assistant Sarah Roll.

**PLANNING COMMISSION AGENDA ITEM
2025-19-REZ
220, 226 AND 232 SENECA STREET**

DECEMBER 1, 2025

SUBJECT:

A request to rezone the property located at 220, 226 and 232 Seneca Street from R-MF, Multi-Family Residential District, to CBD, Central Business District.

Michelle Baragary

Prepared By:

Michelle Baragary
City Planner

Kim Portillo

Reviewed By:

Kim Portillo, AICP
Planning & CD Director

ANALYSIS:

The applicant is requesting a rezoning of their property located at 220, 226 and 232 Seneca Street from R-MF (Multi-Family Residential District) to CBD (Central Business District). The subject properties consists of 3 vacant parcels that lie directly adjacent to the Abernathy Lofts, and are owned by SDF Development, LLC.

The rezoning is being requested to allow for a parking lot use, to clean up spot zoning, and to allow for uses that are more appropriate for the location of the property.

The parcels directly to the north along Miami Street are zoned R1-6 (High Density Single Family Residential District) and consist of single-family homes. To the south is Planters II Apartments (HUD Housing) zoned CBD, and the adjacent property to the east is Abernathy Lofts zoned CBD. The northwest corner of the intersection, west of 3rd Street, is also zoned CBD with a single family residential house.

220 Seneca Street

The subject property is currently an existing vacant lot that has been graded in preparation for a parking lot. The rezoning is being requested to allow for a standalone parking lot use to accommodate the Abernathy Lofts located at 200 Seneca St. Plans for the expanded parking lot were reviewed by City Staff, and it was discovered that a parking lot use is not permitted in the R-MF zoning district, as it is on it's own separate parcel. Standalone parking lots are permitted in the CBD zoning district.

The property is designated as multi-family on the Future Land Use Map, and is part of the Redevelopment Overlay District. Multi-family is permitted in the North Neighborhood Overlay District. The rezoning request for 220 Seneca St. will permit the site to be used as a parking lot.

226 & 232 Seneca Street

The subject properties are existing vacant lots and will remain as such at this time. The rezoning is being requested to align 226 & 232 Seneca St. with the remaining parcels on the block and to expand the potential future uses of the parcels for commercial uses.

In March 2013, the three subject properties were rezoned from CBD to R-MF for a proposed development project of nine townhouses. Since the townhouse project was never developed, staff supports the rezoning of the subject properties back to their original zoning designation, which aligns with the Future Land Use Map and Redevelopment Overlay District.

CONDITIONS OF DETERMINATION

Whenever the Planning Commission or City Commission takes action on an application for amendment to these Development Regulations, and such proposed amendment is not a general revision of existing ordinances, but one which will affect specific property, the Planning Commission and City Commission shall consider the following factors:

- a) The character of the neighborhood;

The character of the surrounding area is a mix of single family, multifamily and commercial. The subject property is located one block north of Shawnee St. near Downtown Leavenworth, lying to the northeast of the intersection of 3rd and Seneca Streets, and is part of the North Neighborhood District overlay. Downtown Leavenworth contains a wide variety of uses.

- b) The zoning and use of properties nearby;

The general zoning in the area is CBD, except to the north, which is R1-6 (High Density Single Family Residential District) and occupied by single family homes. Currently all surrounding CBD zones are single and multifamily uses with Planters II Apartments to the south, Abernathy Lofts to the east, and a single family dwelling to the west of 3rd Street. The CBD zoning will allow for a mix of use types.

- c) The suitability of the subject property for the uses to which it has been restricted;

Parking lots are not a permitted use in the R-MF zoning district. Reverting the subject properties back to CDB allows construction of commercial parking lots, and will expand potential future commercial uses of the parcels. Additionally, the subject properties are in the North Neighborhood Overlay District, in which multi-family dwellings are a permitted use, which aligns with the Comprehensive Plan. Staff believes the rezoning in March 2013 from commercial to multi-family was down zoning. Furthermore, townhouses are permitted by-right in the North Neighborhood Overlay District negating the need for the 2013 rezoning.

- d) The extent to which removal of the restrictions will detrimentally affect nearby property;

Staff's view is that the proposed rezoning should have little detrimental effect upon surrounding properties. Multi-family and Mixed-Use Structures are permitted by-right in the North Neighborhood Overlay District that can be used as a transitional zone from commercial to single family. Additionally, the Development Regulations states that a 25' setback shall be provided on any side of a CBD lot that abuts a residential district.

- e) The length of time the subject property has remained vacant as zoned;

The subject properties had been vacant for many years prior to the rezoning from CBD to R-MF in March 2013, and continue to be vacant. The gravel parking lot at 220 Seneca St. was installed during or after 2022 without appropriate permits. The applicant is now working with staff to bring the parking lot into compliance with the Development Regulations.

- f) The relative gain to economic development, public health, safety and welfare by the reduction of the value of the landowner's property as compared to the hardship imposed by such reduction upon the individual landowner;

The proposed rezoning will have a positive effect on public health, safety and welfare by bringing the property back to the appropriate zoning classification for its location near Downtown Leavenworth, while allowing flexibility for a mix of uses.

- g) The recommendations of permanent or professional staff;

Staff recommends approval of the rezoning request.

- h) The conformance of the requested change to the adopted or recognized Comprehensive Land Use Plan being utilized by the city;

The area aligns with the Future Land Use map as multifamily is permitted in the North Neighborhood District overlay. Therefore, staff finds the proposed use to be in conformance with the overall goals of the adopted Comprehensive Plan.

- i) Such other factors as may be relevant to a particular proposed amendment. The factors considered in taking action on any proposed amendment shall be included in the minutes or otherwise be made part of the written record.

No other factors

After the required public notices were sent to property owners within 200' as required by Kansas State Statute, staff received no communication from any notified parties in regards to the rezoning request.

REZONING ACTION/OPTIONS:

- Recommend approval of the rezoning request from R-MF to CBD to the City Commission
- Recommend denial of the rezoning request from R-MF to CBD to the City Commission
- Table the issue for additional information/consideration.



APPLICATION FOR REZONING
CITY OF LEAVENWORTH, KANSAS

OFFICE USE ONLY

CASE NO. 2025 - 19 **REZ**

Application #	17842
Fee (non-refundable)	\$350.00
Filing Date	
Received By	
Hearing Date	12/1/2025
Publication Date	11/5/2025

The undersigned owner(s)/agent for the owner(s) of the property described below, herein petition for a change in the zone of the following legally described property: (agent must have authorization to make application).

Subject Property:	<u>200/220/226/232 Seneca St. Leavenworth, KS</u>		
Rezoning:	Present classification of: <u>RMF Vacant Lots - V</u> district to: <u>CBD</u>		
Legal Description:	(Attach full legal description provided by the REGISTER OF DEEDS OFFICE)		
Real Estate PID #	<u>0772503402007000</u>	Historic District:	<u>N/A</u>
<u>226 PID: 0772503402006000 232 PID: 0772503402006010</u>			
I/We, <u>Jackson Foutch</u> being duly sworn, depose and say that I am the owner/agent for the owner of the property involved in this petition and that the statements and answers herein contained and then information herewith submitted are in all respects true and correct to the best of my knowledge and belief.			
Name(s) of Owner (print or type):	<u>Jackson Foutch</u>		
Address:	<u>7505 NW Tiffany Springs Pkwy. Ste. 100 KCMO 64153</u>		
Contact No.:	<u>816-654-3187</u>	Email:	<u>jackson.foutch@foutch.biz</u>
Signature of Owner(s):	<u>[Signature]</u>		

NOTE: All signatures must be in black or blue ink. Signature of owner(s) must be secured and notarized.

State of MISSOURI
County of PLATTE, SS

Signed or attested before me on October 27, 2025 by Jackson Foutch
(date) (name(s) of person(s))

Notary Public: Karen Arelllo My Appointment Expires: July 16, 2029

(SEAL)

KAREN ARELLO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 16, 2029
CLAY COUNTY
COMMISSION #25253912

Required Narrative Responses

1) Present use and character of the property and surrounding area

The subject parcel at 220 Seneca St. is a vacant gravel surface parking lot serving the residential building at 200 Seneca St. The surrounding area comprises a mix of commercial and civic uses consistent with the central Leavenworth context, with intermittent residential uses nearby.

2) Intended use and character of the property

No new structures are proposed at this time. The parcel will continue to function as an accessory off-street parking facility supporting the established commercial use at 200 Seneca St. Any maintenance, striping, accessibility upgrades, landscaping, and screening will comply with City requirements.

3) Why the requested zoning is the most appropriate

The requested district will align the parcel's zoning with its established accessory parking function and the district governing the principal use at 200 Seneca St. This improves consistency, removes ambiguity for site management, permits, and leasing, and conforms to the character of nearby uses. It gives additional parking spaces to residents.

4) Reasons the proposal will not be materially detrimental

The parcel is already used for off-street parking; the request formalizes existing conditions. The parking use reduces curbside congestion, supports safe circulation, and preserves adequate capacity for tenants and visitors. Landscape/screening will continue to buffer adjacent properties. No increase in intensity is proposed.

5) Easements, restrictions, or conditions

To the best of the owner's knowledge, the parcel is not affected by easements, deed/plat restrictions, or prior approvals. If applicable, describe: [Insert description of any known utility easements, access easements, or recorded restrictions and their effect].

Attachments & Exhibits

- Exhibit A – Full legal description (Register of Deeds).
- Exhibit B – Certified ownership list within 200 feet (GIS Department).
- Exhibit C – Site plan (2 hard copies + 1 digital) showing dimensions, layout, access, landscaping/screening, drainage, and utilities/hydrants.

- Exhibit D – Any supporting agreements, covenants, or restrictions affecting maintenance and use.
- Exhibit E – Any drainage report and utility/fire confirmation letters, if required.

Checklist (Applicant Use)

- ☐ \$350 non-refundable fee
- ☐ Completed application, signed and notarized
- ☐ Full legal description attached (Register of Deeds)
- ☐ Certified owner list within 200 ft (or 1,000 ft if applicable)
- ☐ Site plan (2 hard copies + 1 digital) with parking layout, access, landscaping/screening
- ☐ Supporting documentation (drainage, utilities/hydrants, covenants)

Note: District names/codes and PID to be confirmed. Please insert contact information and any known easements.

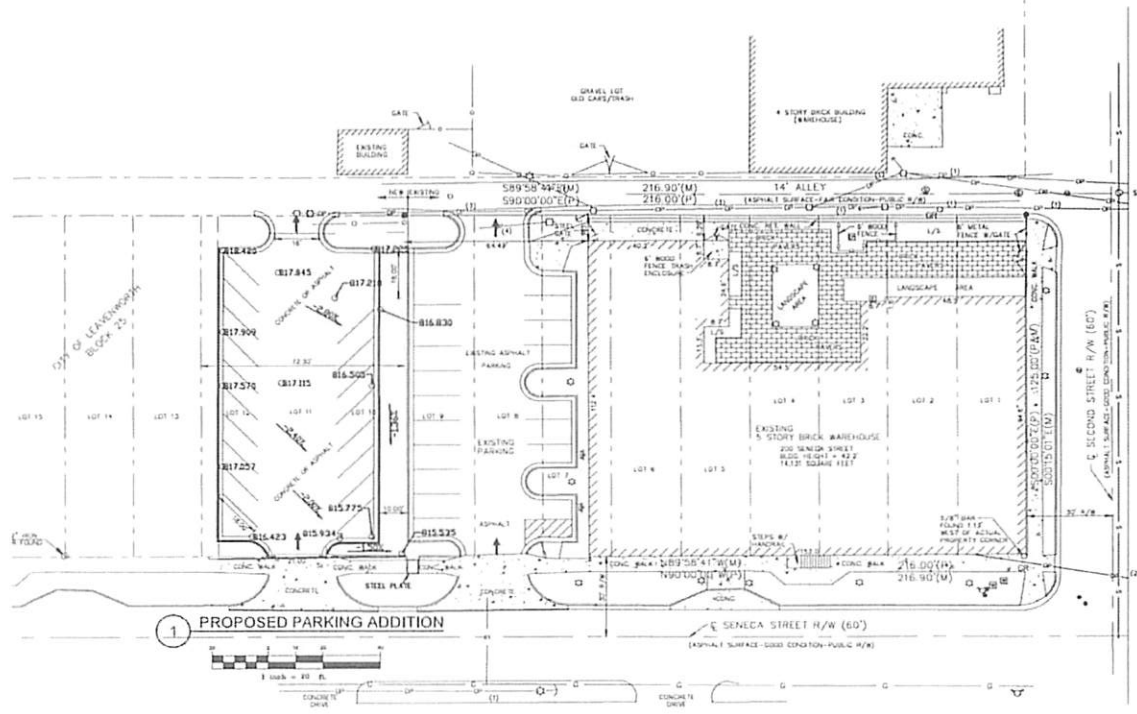
SEE MONITORING, P.E.
200 SENECA STREET, LEAVENWORTH, KANSAS
TEL: 785-846-1234

ABERNATHY LOFTS

200 SENECA STREET, LEAVENWORTH, KANSAS

PARKING ADDITION PLAN

DATE	08-14-22
DRAWING CODE	
DESIGNED BY	FOR PAVING
PROJECT	2277
COPYRIGHT	© 2022
ALL RIGHTS RESERVED	
DRAWING NO.	C1



PROPERTY ADDRESS:
200 SENECA STREET
LEAVENWORTH, KANSAS

DESCRIPTION:

LOTS TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK TWENTY-FIVE (25),
LEAVENWORTH CITY PROPER, CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.

BENCHMARK:

BM #1 - CHISELED ** CUT ON TOP OF CURB AT NORTHEAST CORNER OF 340
STREET AND SENECA STREET ELEV=813.32
BM #2 - CHISELED ** CUT ON TOP OF CURB AT NORTHEAST CORNER OF 2ND
STREET AND SENECA STREET ELEV=819.56

LEGEND:

- MONUMENT FOUND
- 1/2" BAY W/ 1/20" CAP SET
- BOLLARD
- BENCHMARK
- BURIED GAS LINE
- GAS METER
- GAS LINE RISER
- WATER LINE GATE VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE (IF OF LINE)
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- LIGHT POLE
- GRADMAN ANCHOR
- LANDSCAPE AREA
- CHAIN LINK FENCE
- WOOD FENCE
- FUEL HYDRANT

ASSUMPTIONS:

1. THE CONTRACTOR SHALL VERIFY AND KEEP ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION AND REGULATION OF DIMENSIONS PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTIONS PRIOR TO CONSTRUCTION.
3. WHERE DIMENSIONS ARE CALLED AS TOTAL, ALL DIMENSIONS SHALL BE SPACED 1/4" UNLESS NOTED TO THEIR CENTER LINES.
4. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING UNLESS OTHER FIELD LINES INDICATE OTHERWISE. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ASSUMPTIONS:

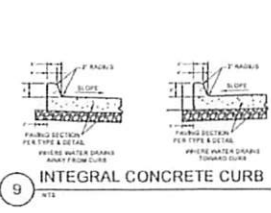
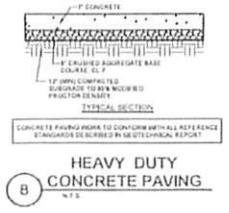
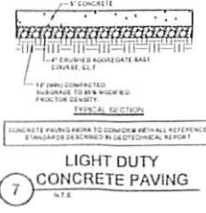
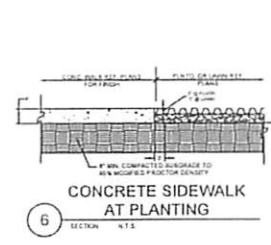
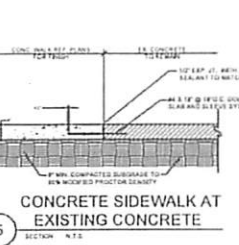
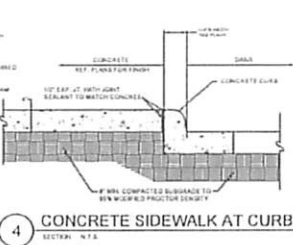
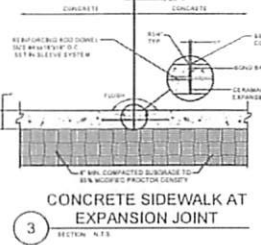
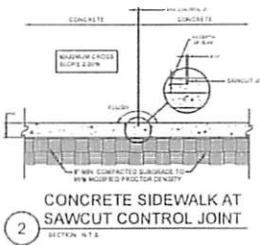
1. PROVIDE EXPANSION JOINTS IN ALL CAST-IN-PLACE CONCRETE FLATWORK AND OTHER STRUCTURES SUCH AS WALLS, CURBS, STOPS & BARRIERS OR WHERE CONCRETE RAISED SLABING CONCRETE PAVING UTILITY WALLS, SANITARY ROADS, ETC.
2. EXPANSION JOINTS ARE REQUIRED AT THESE STRUCTURES UNLESS NOTED OTHERWISE. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION PLACEMENT. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION PLACEMENT OF CURBS.



NEARBY MAP:
NOT TO SCALE

GENERAL NOTES:

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FOR EACH UTILITY COMPANY AND ARE VERTICAL/PLANS. LOCATED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGE TO EXISTING UTILITIES IMMEDIATELY.
5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARDS, MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
6. EXISTING UTILITIES TO REMAIN ARE TO BE EXPOSED TO MATCH PROPOSED GRADE.
7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE FROST PROTECTION. IF WORK IS NOT PROCEEDING IN AN AREAS WITHIN A PAVED AREA, A BASE OF 15" THICKNESS IS TO BE APPLIED WITHIN TWO WEEKS OF FIRM GRADING.
9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LEASE GRASS TO PROVIDE EROSION CONTROL. IF WORK IS NOT PROCEEDING IN AN AREAS WITHIN A PAVED AREA, A BASE OF 15" THICKNESS IS TO BE APPLIED WITHIN TWO WEEKS OF FIRM GRADING.
10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL.
11. CONTRACTOR SHALL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION MUD AND SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC ROADS.
12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM CONSTRUCTION TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY THE PHASE OF CONSTRUCTION. PERMITTING REQUIREMENTS BY THE PHASE OF CONSTRUCTION WATER POLLUTION ACT APPROVED BY THE U.S. DEPARTMENT OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL JURISDICTION AUTHORITY.
13. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE KANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE KANSAS ONE-CALL SYSTEM 1-800-455-4622 AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
14. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMP AND PAVING TO ADA STANDARDS.



UTILITY DISCLAIMER:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Entered in the transfer record in my office this
5 day of July, 20 18

Janet R. Driscoll
County Clerk
by B. Jones

Doc #: 2018R05405
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
07/05/2018 08:01:48 AM
RECORDING FEE: 21.00
PAGES: 1

Kansas Secured Title
360 Santa Fe
Leavenworth, KS 66048

CORPORATION WARRANTY DEED

TX0013352

THE GRANTOR, Development, Inc., a Kansas corporation, a corporation duly incorporated and existing under the laws of the State of Kansas, and its principal place of business in the State of Kansas, hereby conveys and warrants to: SDF Development, LLC, a Missouri limited liability company

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

226 SENECA

Lots 13 and 14, Block 25, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

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

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

Dated this 29 day of June, 2018.

Development, Inc., a Kansas corporation

By: *Jeremy Greenamyre*
Jeremy Greenamyre, Vice President

State of Kansas, County of LEAVENWORTH §

The foregoing instrument executed was acknowledged before me this 29th day of June, 2018, by Jeremy Greenamyre, Vice President of Development, Inc., a Kansas corporation, on behalf of the corporation.

Sharon Kay Tuttle
Notary Public
My appointment expires: 7-26-19

SHARON KAY TUTTLE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-26-19

Doc #: 2018R05404
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
07/05/2018 08:01:46 AM
RECORDING FEE: 38.00
PAGES: 2

Entered in the transfer record in my office this
5 day of July 2018
by James H. Jones
County Clerk

Kansas Secured Title
360 Santa Fe
Leavenworth, KS 66048

CORPORATION WARRANTY DEED

TX0013353

THE GRANTOR, Greenamyre Rentals AKA Greenamyre Rentals, Inc., a Kansas corporation, a corporation duly incorporated and existing under the laws of the State of Kansas, and its principal place of business in the State of Kansas, hereby conveys and warrants to: SDF Development, LLC, a Missouri limited liability company,

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

See Exhibit "A" attached hereto and by this reference made a part hereof

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

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

Dated this 29 day of June, 2018.

Greenamyre Rentals, Inc., a Kansas corporation

By: Jeremy Greenamyre
Jeremy Greenamyre, Vice President

State of Kansas, County of LEAVENWORTH §

The foregoing instrument executed was acknowledged before me this 29th day of June, 2018, by Jeremy Greenamyre, Vice President of Greenamyre Rentals, Inc., a Kansas corporation, on behalf of the corporation.

Sharon Kay Tuttle
Notary Public

My appointment expires: 7-26-19

SHARON KAY TUTTLE

NOTARY PUBLIC

STATE OF KANSAS

My Appl. Exp. 7-26-19

EXHIBIT "A"

220 Seneca

Tract I:

All of Lot 10, Block 25, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas; and also so much of Lot 11 in said Block as is bounded and described as follows: Beginning at a point on the North Line of Seneca Street as laid out, opened and used in said City of Leavenworth, at the Southeast corner of said Lot 11; thence West along the North line of Seneca Street 10.52 feet to a point marked by an iron pin; thence in a Northeasterly direction 125 feet to a point on the North line of said Lot 11, which said point is 10.27 feet West of the Northeast corner of said Lot 11; thence East along the North line of said Lot 11, 10.27 feet to the Northeast corner of said Lot 11; thence South along the East line of said Lot 11 to the point of beginning.

AND

So much of Lot 11, Block 25, as is bounded and described as follows: Beginning at a point on the North line of Seneca Street as laid out, opened and used in the City of Leavenworth at the Southwest corner of said Lot 11, thence East along the said South line of said Lot 11, 13.56 feet to a point; thence in a Northeasterly direction 125 feet to a point on the North line of said Lot 11, 13.81 feet East of the Northwest corner of said Lot 11, thence West along the North line of said Lot 11, 13.81 feet to the Northwest corner of Lot 11, thence South along the West line of said Lot 11 to the Southwest corner of said Lot 11 being the point, the place of beginning, of Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

AND

All of Lot 12, Block 25, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

232 Seneca

Tract II:

Lots 15 and 16, Block 25, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

City of Leavenworth

Property Radius Search



Legend

- Parcels in Buffer
- Parcel Searched
- Buffer
- City Limits

Jackson Foutch
10/27/2025

200-232 Seneca ST, Leavenworth, KS 66048

052-077-25-0-34-02-008.00-0

052-077-25-0-34-02-007.00-0

052-077-25-0-34-02-006.00-0

052-077-25-0-34-02-006.01-0

0 80 160
Feet



**PLANNING COMMISSION AGENDA ITEM
2025-23 SUB**

**MOONLIGHT LAKE REPLAT #2
FINAL PLAT**

DECEMBER 1, 2025

SUBJECT:

A request for a final plat of Moonlight Lake Replat #2.

Michelle Baragary

Prepared By:

Michelle Baragary
City Planner

Kim Portillo

Reviewed By:

Kim Portillo, AICP
Planning & CD Director

ANALYSIS:

The subject property is owned by Thomas & Jennie Duncan and Clifton & Rozenda Downing, plat prepared by Hahn Surveying. The applicants are requesting approval of a replat of Lot 9R and Lot 8 in the Moonlight Lake residential subdivision. The plat area is 26.06 acres in size and developed with a single family home on each lot, and is zoned R1-25, Low Density Single Family Residential District.

The applicants are requesting a replat of Moonlight Lake Replat Lots 9R and 8 in the Moonlight Lake subdivision for the purposes of transferring .27 acres from Lot 8 to Lot 9R to allow additional space south of the driveway located on Lot 9R.

The new configuration of both proposed lots are able to meet the Development Regulations for the R1-25 zoning district. The county surveyor has reviewed the proposed plat and has no issues. There are no new easements or dedications proposed. Existing easements and dedications will remain as shown on the plat documents.

The original Moonlight Lake subdivision final plat was reviewed and approved by the Planning Commission in 2020. In 2022, the Planning Commission reviewed and approved the Moonlight Lake Replat.

Staff recommends approved of the Moonlight Lake Replat #2.

ACTION/OPTIONS:

- Approve the Final Plat.
- Deny the Final Plat.
- Table the issue for additional information/consideration.



Project No. 2025-23 SUB

**MINOR SUBDIVISION
FINAL PLAT APPLICATION
CITY OF LEAVENWORTH**

OFFICE USE ONLY

Application No. 18117

Fee: 350.00

(\$350 plus \$10 per lot over 5 lots)

Date Paid _____

Received By _____

PC Meeting 12/1/25

NAME OF SUBDIVISION/PROJECT: Moonlight Lake Replat, Lots 8 and 9R

LOCATION OF SUBDIVISION/PROJECT: Moonlight Lake Estates, Leavenworth KS

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: Duncan Thomas A and Jennie B (Lot 9R)

STREET ADDRESS: 4000 New Lawrence Rd

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: 913-651-1114 EMAIL: tomduncan@outlook.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: N/A

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL: _____

NAME OF ENGINEER PREPARING PLAT:

NAME: Larry Hahn

STREET ADDRESS: P.O. Box 186

CITY: Basehor STATE: KS ZIP: 66007

COMPANY: Hahn Surveying

PHONE: 913-547-3405 EMAIL: _____

PARCEL NO: See attachments SEC.TWP.RNG. _____

ZONING OF SUBJECT PROPERTY: R-1.25 CURRENT LAND USE: _____

TOTAL ACREAGE: See attachments NUMBER OF LOTS: hahnsurvey@gmail.com

LEGAL DESCRIPTION: (Attach full recorded legal description provided by the REGISTER OF DEEDS OFFICE)

DATE OF FINAL PLAT APPROVAL, IF REPLAT: _____

I/We, the undersigned, certify that I/we am/are the owner of the property described above and that is subject to this request for review of a subdivision under the rules of the Subdivision Regulations of the City of Leavenworth, Kansas.

SIGNATURE OF OWNER(S)

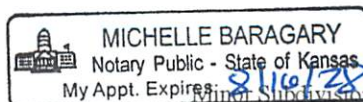
Tom Duncan Jennie B. Duncan Date: 17 Oct. 2025

State of Kansas, County of Leavenworth, SS

Signed or attested before me on October 17th, 20 25 by Tom Duncan + Jennie Duncan

Michelle Baragary
Notary

8/16/28
Appointment Expires





Project No. _____ SUB

**MINOR SUBDIVISION
FINAL PLAT APPLICATION
CITY OF LEAVENWORTH**

OFFICE USE ONLY

Application No. _____

Fee: _____

(\$350 plus \$10 per lot over 5 lots)

Date Paid _____

Received By _____

PC Meeting _____

NAME OF SUBDIVISION/PROJECT: Moonlight Lake Replat, Lots 8 and 9

LOCATION OF SUBDIVISION/PROJECT: Moonlight Lake Estates, Leavenworth KS

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: DOWNING, CLIFTON E & ROZENDA M (Lot 8)

STREET ADDRESS: 4200 New Lawrence Rd

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: 619-392-8450 EMAIL: chdowning4@gmail.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: N/A

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EMAIL: _____

NAME OF ENGINEER PREPARING PLAT:

NAME: Larry Hahn

STREET ADDRESS: P.O. Box 186

CITY: Basehor STATE: KS ZIP: 66007

COMPANY: Hahn Surveying

PHONE: 913-547-3405 EMAIL: _____

PARCEL NO: See attachments SEC.TWP.RNG. _____

ZONING OF SUBJECT PROPERTY: _____ CURRENT LAND USE: _____

TOTAL ACREAGE: See attachments NUMBER OF LOTS: hahnsurvey@gmail.com

LEGAL DESCRIPTION: (Attach full recorded legal description provided by the REGISTER OF DEEDS OFFICE)

DATE OF FINAL PLAT APPROVAL, IF REPLAT: _____

I/We, the undersigned, certify that I/we am/are the owner of the property described above and that is subject to this request for review of a subdivision under the rules of the Subdivision Regulations of the City of Leavenworth, Kansas.

SIGNATURE OF OWNER(S)

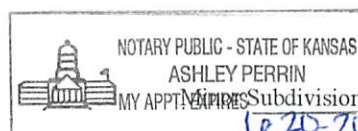
Clifton E. Downing Rozenda M. Downing Date: 10/17/2025

State of Kansas, County of Leavenworth, SS

Signed or attested before me on October, 17, 2025 by Rozenda and Clifton Downing

Ashley Perrin
Notary

6-20-2029
Appointment Expires





HAHN SURVEYING

PO BOX 186

BASEHOR, KANSAS 66007

(913) 547-3405

hahnsurvey@gmail.com

Date: October 15, 2025

Clifton to Duncan

A part of lot 8, Moonlight Lake, A subdivision in the City Of Leavenworth, State Of Kansas, recorded in document #2020P00015, as written by Larry T. Hahn, PS #1349, October, 2025, More fully described as follows; Beginning at the northeast corner of said lot 8; Thence, S 22 degrees 45'04"W, 15.00 feet along the east line of lot 8; Thence, S 88 degrees 00'20"W, 101.92 feet; Thence, N 81 degrees 44'37"W, 62.81 feet; Thence, N 48 degrees 49'30"W, 110.90 feet to a point on the north line of said lot 8; Thence, N 88 degrees 06'58"E, 91.96 feet along said north line; Thence, S 67 degrees 14'56"E, 175.00 feet along said north line to the point of beginning.

Contains 11,622.04 Sq. Ft. / 0.27 acres +/-

Relative: 1:199,842



MOONLIGHT LAKE REPLAT #2

A REPLAT OF A REPLAT OF MOONLIGHT LAKE REPLAT LOT 9R,
LOT 8 AND PART OF LOT 1, MOONLIGHT LAKE
SECTION 10-T9S-R22E OF THE 6TH P.M.,
CITY OF LEAVENWORTH
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

DESCRIPTION - DOC. #2020R12645 / DOC. #2023R01627

LOT 9R, MOONLIGHT LAKE REPLAT, AS RECORDED IN DOC. #2022P00040, LEAVENWORTH COUNTY REGISTER OF DEEDS.
ALSO,
LOT 8, MOONLIGHT LAKE, A SUBDIVISION IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.
ALSO,
A PART OF LOT 1, MOONLIGHT LAKE, A SUBDIVISION IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS,
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N 07°11'00"E, 100.16 FEET
ALONG THE WEST LINE OF SAID LOT 1; THENCE, N 34°12'08"W, 145.67 FEET ALONG SAID WEST LINE TO THE NORTHEAST
CORNER OF LOT 2, MOONLIGHT LAKE; THENCE, S 76°51'42"E, 257.25 FEET; THENCE, S 03°24'09"W, 156.00 FEET TO A POINT
ON THE SOUTH LINE OF SAID LOT 1; THENCE, S 88°06'58"W, 171.99 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION

LOT 9R, MOONLIGHT LAKE REPLAT, LOT 8, MOONLIGHT LAKE AND PART OF LOT 1, MOONLIGHT LAKE, LEAVENWORTH, KANSAS,
AS SURVEYED BY LARRY T. HAHN, PS #1349, OCTOBER, 2025, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST
CORNER OF SAID LOT 8;
THENCE, N 67°14'56"W, 175.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8;
THENCE, S 88°06'58"W, 783.40 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE, N 07°11'00"E, 261.24 FEET ALONG THE WEST LINE OF SAID LOT 8 AND LOT 1;
THENCE, N 34°12'08"W, 145.67 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE, N 01°28'38"W, 795.14 FEET ALONG THE WEST LINE OF SAID LOT 9R TO THE NORTHWEST CORNER OF LOT 9R;
THENCE, N 88°15'14"E, 655.06 FEET ALONG THE NORTH LINE OF SAID LOT 9R;
THENCE, S 88°07'34"E, 49.33 FEET ALONG SAID NORTH LINE;
THENCE, S 88°35'42"E, 226.64 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 9R;
THENCE, S 00°01'01"W, 779.55 FEET ALONG THE EAST LINE OF SAID LOT 9R;
THENCE, N 88°12'42"E, 276.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NEW LAWRENCE ROAD;
THENCE, S 22°45'04"W, 496.99 FEET ALONG SAID RIGHT OF LINE TO THE POINT OF BEGINNING.
CONTAINS 26.06 ACRES, MORE OR LESS.
RELATIVE: 1:6,340,212

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 SURVEYED IN THE MANNER SHOWN ON THE ACCOMPANYING REPLAT
WHICH SHALL BE KNOWN AS "MOONLIGHT LAKE REPLAT #2".

IN TESTIMONY WHEREOF

WE, THE UNDERSIGNED OWNERS OF SAID LOTS HAVE SET OUR HANDS THIS _____ DAY OF _____, 2025.

THOMAS A. DUNCAN

JENNIE B. DUNCAN

CLIFTON E. DOWNING

ROZENDA M. DOWNING

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME THOMAS A. DUNCAN AND JENNIE B. DUNCAN, CLIFTON E. DOWNING
AND ROZENDA M. DOWNING, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT
OF WRITING AND SUCH PERSON DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF LEAVENWORTH, LEAVENWORTH
COUNTY, KANSAS ON THIS _____ DAY OF _____, 2025.

KIM PORTILLO, PLANNING & CD DIRECTOR

BRIAN FAUST, PUBLIC WORKS DIRECTOR

THIS PLAT OF "MOONLIGHT LAKE REPLAT #2" HAS BEEN SUBMITTED TO AND APPROVED BY THE LEAVENWORTH PLANNING
COMMISSION THIS _____ DAY OF _____, 2025.

BILL WAUGH, CHAIRMAN

COUNTY SURVEYOR

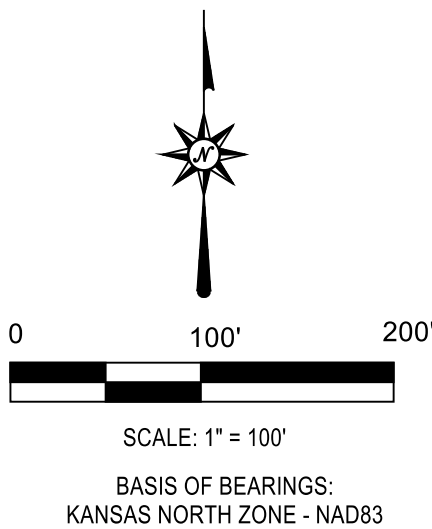
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR
COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED.
THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, KS PS-1363

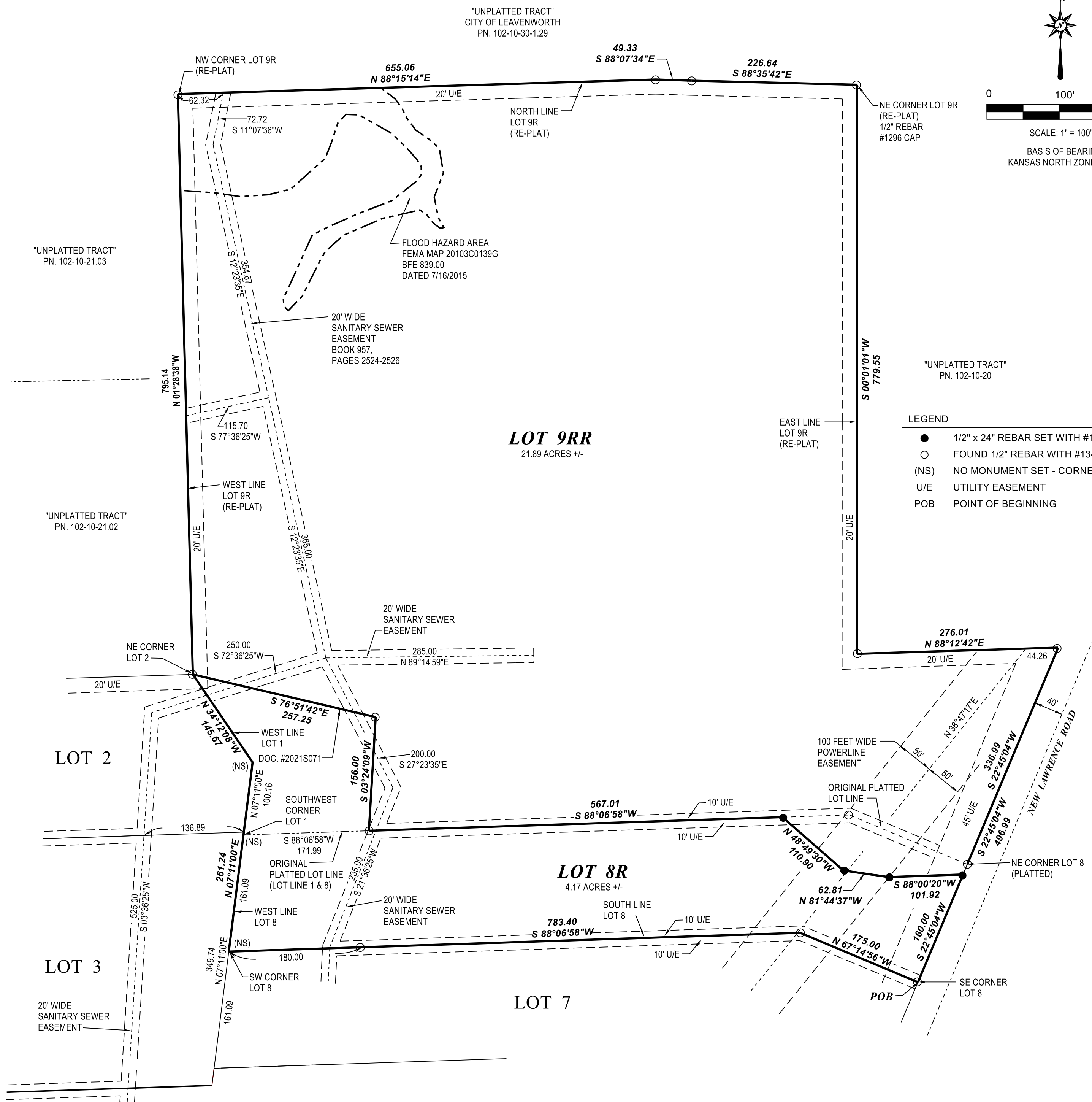
REGISTER OF DEEDS CERTIFICATE

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

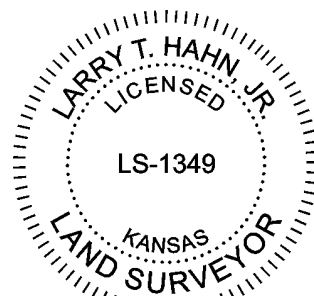
REGISTER OF DEEDS / TERRILOIS G. TODD



LOCATION MAP
NO SCALE



REFERENCES:
1. MOONLIGHT LAKE REPLAT - DOC. #2022P00040
2. MOONLIGHT LAKE - DOC. #2020P00015
3. DOC. #2021S071
4. DOC. #2020R12645
5. DOC. #2023R01627



LARRY T. HAHN, PS #1349

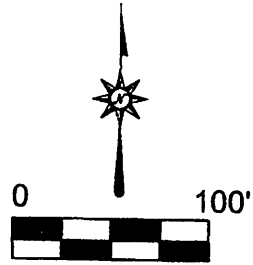
THIS IS TO CERTIFY THAT IN THE MONTH OF OCTOBER, 2025,
THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND
THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS"
FOR BOUNDARY SURVEYS.



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

LOT 9R

21.89 ACRES +/-



SCALE: 1" = 100'

BASIS OF BEARINGS:
KANSAS NORTH ZONE - NAD83

276.01
N 88°12'42"E

20' U/E

44.26

100 FEET WIDE
POWERLINE
EASEMENT

567.01
88°06'58"W

10' U/E

91.96
N 88°06'58"E

10' U/E

LOT 8R

4.17 ACRES +/-

N 48°49'30"W
110.90

62.81
N 81°44'37"W

S 88°00'20"W
101.92

S 22°45'04"W
15.00

NE CORNER LOT 8
(POINT OF BEGINNING)

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

Combine Lots 1 + 9

**A REPLAT OF PART LOT 1 AND ALL OF LOT 9
MOONLIGHT LAKE
SECTION 10-T9S-R22E OF THE 6TH P.M.,
CITY OF LEAVENWORTH
LEAVENWORTH COUNTY, KANSAS**

SURVEYORS DESCRIPTION

A PART OF LOT 1 AND ALSO A 1/4 SECTION 16, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 10, T8S19R22E OF THE 6TH P.M., CITY OF LEAVENWORTH, KANSAS AS RECORDED IN DOCUMENT #2020100705, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE, N 81°15'14", 655.65 FEET ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 3 TO A POINT OF THE NORTH LINE OF LOT 5;
 THENCE, S 85°07'42", 43.33 FEET ALONG SAID NORTH LINE;
 THENCE, S 88°59'42", 208.6 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 8;
 THENCE, S 00°01'24", 779.55 FEET ALONG THE EAST LINE OF SAID LOT 8;
 THENCE, S 81°18'42", 27.61 FEET TO THE WEST RIGHT OF LINE OF NEW LAWRENCE ROAD, SAID POINT ALSO BEING THE EAST LINE OF LOT 9;
 THENCE, S 22°48'34", 321.95 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 1;
 THENCE, N 67°14'55", 175.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1;
 THENCE, S 80°06'59", 659.97 FEET ALONG SAID SOUTH LINE AS SHOWN ON CERTIFICATE OF SURVEY, DOC. #20215917;
 THENCE, N 03°26'15", 158.00 FEET, AS SHOWN ON DOC. #20215917;
 THENCE, N 76°51'42", 251.26 FEET TO THE NORTHEAST CORNER OF LOT 2, MOONLIGHT LAKE, SAID POINT BEING ON THE WEST LINE OF SAID LOT 2, AS SHOWN ON DOC. #20216107;
 THENCE, N 102°03'30", 755.14 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 21.52 ACRES, MORE OR LESS.

AS SURVEYED BY LARRY T. MAHIN, KS-PS #1346, JUNE, 2021.

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 SURVEYED IN THE MANNER SHOWN ON THE ACCOMPANYING REPLAT WHICH SHALL BE KNOWN AS "MOONLIGHT LAKE REPLAT".

IN TESTIMONY WHEREOF

WE, THE UNDERSIGNED OWNERS OF SAID LOTS HAVE SET OUR HANDS THIS 14th DAY OF October, 2022.

THOMAS DUNCAN

Jennie B. Duncan
JENNIE DUNCAN

BE IT REMEMBERED, THAT ON THIS 14th DAY OF October, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME THOMAS DUNCAN AND JENNIE DUNCAN, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSON DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

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

Michelle Baragery
NOTARY PUBLIC
michelle Baragery

8/16/24
MY COMMISSION EXPIRES

APPROVED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS ON THIS 17 DAY OF October, 2022.

JULIE HURLEY, PLANNING & CD DIRECTOR

BRIAN FAUST, PUBLIC WORKS DIRECTOR

THIS PLAT OF "MOONLIGHT LAKE REPLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE LEAVENWORTH PLANNING COMMISSION THIS 3rd DAY OF NOVEMBER, 2022.

JOSEPH BURKS, CHAIRMAN

COUNTY SURVEYOR

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

D. B. A. 10-24-22
COUNTY SURVEYOR / DANIEL BAUMCHEN, KS PS-1369

'UNPLATTED TRACT'
CITY OF LEAVENWORTH
PN. 102-10-39-1.29

655.06 (P/M)
N 88°15'14"E

48.33 (P/M)
S 88°10'34"E

226.64
S 88°3'542"E

NE CORNER LOT 9
10" REBAR #1295 CAP

EAST LINE LOT 9

"UNPLATTED TRACT"
PN. 102-10-21.03

FLOOD HAZARD AREA
FEMA MAP 26103CD138D
BFE 838.00
DATED 7/18/2016

20" WIDE SANITARY SEWER EASEMENT BOOK 957, PAGES 2524-2526

LOT 1

LOT 9R
21.62 ACRES ±

LOT 9

"UNPLATTED TRACT"
PN. 102-10-21.02

WEST LINE LOT 1 (PLATTED)

ORIGINAL PLATTED LOT LINE

20" WIDE SANITARY SEWER EASEMENT

20" U/E - VACATED (THIS PLAT)

ORIGINAL PLATTED LOT LINE

NE CORNER LOT 2

20" U/E

LOT 2

DOC. #20215071

DOC. #20215071

SOUTHWEST CORNER LOT 1

ORIGINAL PLATTED LOT LINE (LOT LINE 1 & 8)

LOT 8
DOC. 122215971

LOT 3

20" WIDE SANITARY SEWER EASEMENT

LOT 7

SE CORNER LOT 1 (PLATTED)

ABBY LAWRENCE ROAD

LEGEND

- 12" REBAR WITH #1349 CAP IN CONCRETE UNLESS OTHERWISE NOTED
- SET 12" x 24" REBAR WITH #1349 CAP IN CONCRETE
- P.O.B. POINT OF BEGINNING
- U/E UTILITY EASEMENT

SCALE: 1" = 100'

BASIS OF BEARINGS:
KANSAS NORTH ZONE - NAD83
Held East Lot 9 - S 60°01'01"W

REFERENCE:
1. MOONLIGHT LAKE PLAT - DOC. #2020P00015
2. CERTIFICATE OF SURVEY DOC. #2021S071

(TRAVERSE SUMMARY)
HORIZONTAL DISTANCE: 4350.54
AREA: 941,887.97 SQ. FT. / 21.82 ACRES
RELATIVE: 1:817,626 LINEAR: 0.005 FEET DIRECTION: S 01°51'24"E
NORTHING: 0.005 FEET EASTING: 0.000 FEET


REGISTER OF DEEDS CERTIFICATE

REGISTER OF DEEDS CERTIFICATE
FILED FOR RECORD AS DOCUMENT # 2022 P00040 ON THIS 24 DAY OF October, 2022
AT 3:01 O'CLOCK PM IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS

Terrilois G. Mashburn
REGISTER OF DEEDS / TERRILOIS G. MASHBURN



OWNER:
THOMAS DUNCAN
JENNIE DUNCAN
4500 NEW LAWRENCE ROAD
LEAVENWORTH, KS. 66048
(816) 838-9538



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