

**SUBDIVISION APPLICATION**  
**Final Plat**

Parcel ID# 195150000002000

S 15 T 18 R24

Name of Development: Leonard Estates

Vicinity of Development: 351<sup>st</sup> Street and Pflumm Road

Current Zoning: AG (Agricultural)

OWNER	APPLICANT
NAME: Patrick J. & Twylla J. Leonard	NAME: SAME
ADDRESS: 35300 Pflumm Road Paola, Kansas 66071	ADDRESS:
PHONE: 913-980-1661 719-250-2100	PHONE:
EMAIL: 'Pat.leonard1956@gmail.com'	FAX:
EMAIL: '00astro@gmail.com'	EMAIL:

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: American Land Surveys	NAME: Tim Reeves
ADDRESS: P.O. Box 1112 Louisburg, Kansas 66053	ADDRESS: P.O. Box 1112 Louisburg, Kansas 66053
PHONE: 913-837-1633	PHONE: 913-837-1633
FAX: 913-837-1633	FAX: 913-837-1633
EMAIL: tdreeves@mokancomm.net	EMAIL: tdreeves@mokancomm.net

I/we, the owner/duly authorized agent, do hereby make application to preliminarily divide the property described with this application.

Signature: *Patrick J. Leonard* Date: 5-24-23

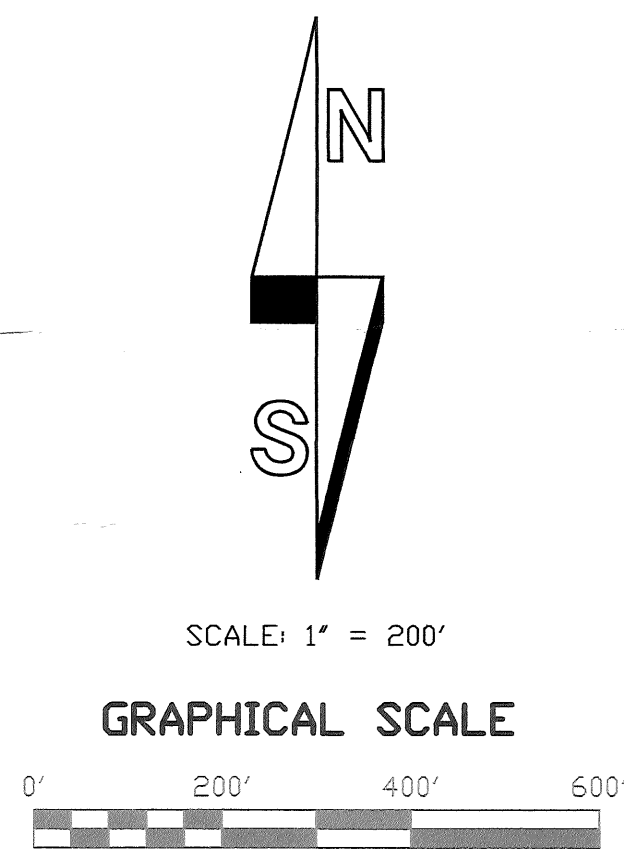
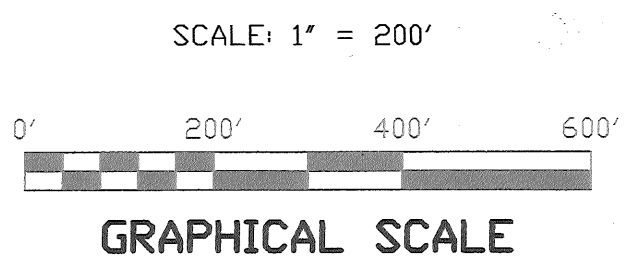
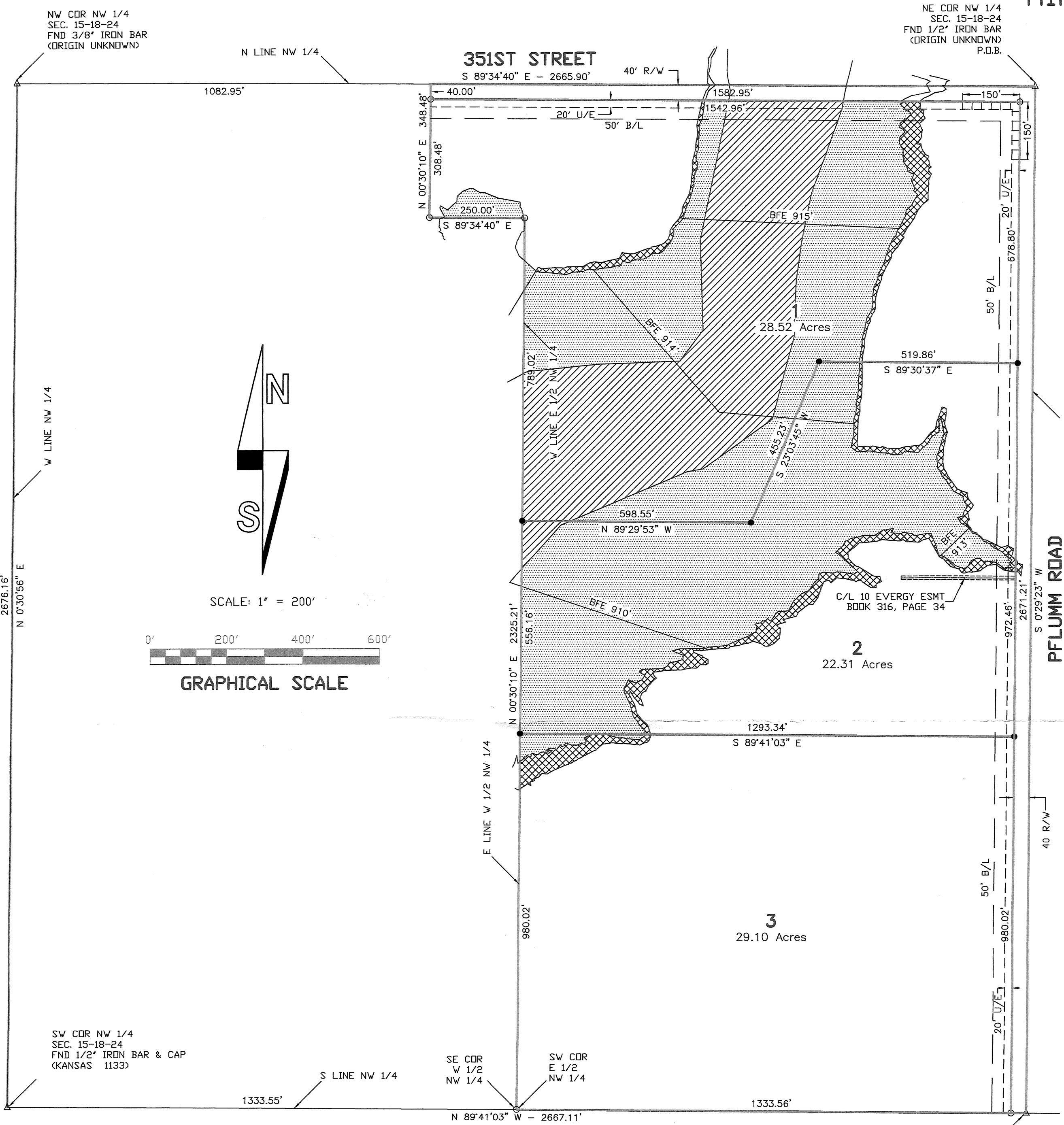
Signature: *Twylla Leonard* Date: 5/24/2023

\*\*\*\*\*

OFFICE USE ONLY	
Date application filed: <u>5/30/23</u>	Application approved by: _____
PC Hearing date: <u>July 5<sup>th</sup></u>	BOCC date: _____
Fees: Application amount: \$ <u>440.00</u>	Receipt # <u>509588</u>
Recording Date: _____	Date Fees Paid: <u>5/30/23</u>
Application # <u>23009</u>	

*Miami Twp*  
*AG*

**LEONARD ESTATES  
FINAL PLAT**  
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST,  
MIAMI COUNTY, KANSAS.



- LEGEND**
- = SET 1/2" x 24" IRON BAR w/CAP STAMPED KANSAS L.S. 1133
  - △ = DENOTES SECTION CORNER AS DESCRIBED
  - = FOUND 1/2" IRON BAR w/CAP STAMPED KANSAS L.S. 1133
  - P.O.B. = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - U/E = UTILITY EASEMENT
  - BFE = BASE FLOOD ELEVATION
  - B/L = BUILDING LINE
  - ||||| = DENOTES NO ACCESS
  - ▨ = FLOODWAY
  - ▨ (dotted) = 1% ANNUAL CHANCE FLOODPLAIN
  - ▨ (cross-hatched) = 2% ANNUAL CHANCE FLOODPLAIN

**NOTE**  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, BEING ASSUMED SOUTH 89°34'40" EAST.

- EASEMENTS**
- EVERGYBLANKET ESMT., MISC. BDDK 178, PAGE 488. LOCATED WITHIN 351ST AND PFLUMM R/W
  - EVERGY ESMT., MISC. BDDK 316, PAGE 134.

**LEONARD ESTATES**  
A subdivision containing 81.80 acres, more or less, located in the Northwest Quarter of Section 15, Township 18 South, Range 24 East, Miami County, Kansas.

**LEGAL DESCRIPTION**  
BOOK 2008, PAGE 00498

\*Beginning at the Northeast corner of the Northwest Quarter of Section 15, Township 18 South, Range 24 East, thence South 0°29'23" West 2671.21 Feet along the East line of said Quarter Section to a point being the Southeast corner of said Quarter Section, thence North 89°41'03" West 1333.56 feet along the South line of said Quarter Section to a point being the Southwest corner of the East Half of said Quarter Section, thence North 0°30'10" East 2325.21 Feet along the West line of the East Half of said Quarter Section, thence North 89°34'40" West 250.00 Feet along a line parallel to the North line of said Quarter Section, thence North 0°30'10" East 348.48 feet along a line parallel to the West line of the East Half of said Quarter Section to a point on the North line of said Quarter Section, thence South 89°34'40" East 1582.95 Feet along the North line of said Quarter Section to the point of beginning, all in Miami County, Kansas. Subject to any part thereof in roads.

**CERTIFICATE OF ACCURACY**

I hereby certify that we have made the hereon shown survey on the ground, under my direct supervision this 1st day of July 2023, and that said survey meets or exceeds the current KANSAS MINIMUM STANDARDS for boundary surveys of this type and that the results of said survey are correctly shown on the plat.

Timothy D. Reeves, P.S.  
Kansas 1133

**DEDICATION**

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which shall hereafter be known as "LEONARD ESTATES".

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes and alleys.

An easement or license is hereby granted to the County of Miami, Kansas, to locate, construct, and maintain or authorize the location, construction or maintenance and use of conduits, water, gas and sewer pipes, poles, wires, surface drainage facilities, ducts, and cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" and "Drainage Easement" or "D/E".

Any areas designated on this plat as "Natural Drainage Area" are for the purposes of surface water drainage. No buildings are allowed and no grading or other alterations are allowed that may hinder the natural flow of water and increase the flooding potential on other lots, streets or outside this subdivision without the consent of the Miami County Engineer.

IN TESTIMONY THEREOF, we the undersigned owners and/or proprietors have caused this instrument to be executed on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Patrick J. Leonard, Trustee  
Twylla J. Leonard, Trust  
Dated November 9, 2007

Twylla J. Leonard, Trustee  
Twylla J. Leonard, Trust  
Dated November 9, 2007

State of Kansas) SS:  
County of Miami)

BE IT REMEMBERED on this \_\_\_\_ day of \_\_\_\_\_, 2023, before me came the above mentioned owners and/or proprietors who are personally known to me to be the same people who executed the foregoing instrument of writing and such people do duly acknowledge the execution of the same and for the purposes herein set forth.

Notary: \_\_\_\_\_ My commission expires: \_\_\_\_\_

**SURVEY REVIEWER OF MIAMI COUNTY**

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2003, 58-2005, 58-2011 and 68-12-1 for content only and is compliant with this ACT. No other of survey and is approved for filing. No other warranties are extended or implied.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Richard A. Weiss  
Kansas P.S. #1216

**CERTIFICATE OF MIAMI COUNTY PLANNING COMMISSION**

This plat of "LEONARD ESTATES" has been submitted to and approved by the Miami County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.

Chairman: \_\_\_\_\_

**CERTIFICATE OF MIAMI COUNTY COMMISSIONERS**

This plat and all dedications of Right of Ways and Easements shown on this plat are hereby accepted by the Board of County Commissioners, Miami County, Kansas.

Chairman: \_\_\_\_\_ County Clerk: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

State of Kansas) SS:  
County of Miami)

I do hereby certify that all taxes due and owed are paid to date and the land included in this plat under my hand and seal at Paola, Miami County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**CERTIFICATE OF FILING**

State of Kansas) SS:  
County of Miami)

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., Book \_\_\_\_ Page \_\_\_\_ at the Register of Deeds Office at Paola, Miami County, Kansas.

SLIDE NUMBER \_\_\_\_\_

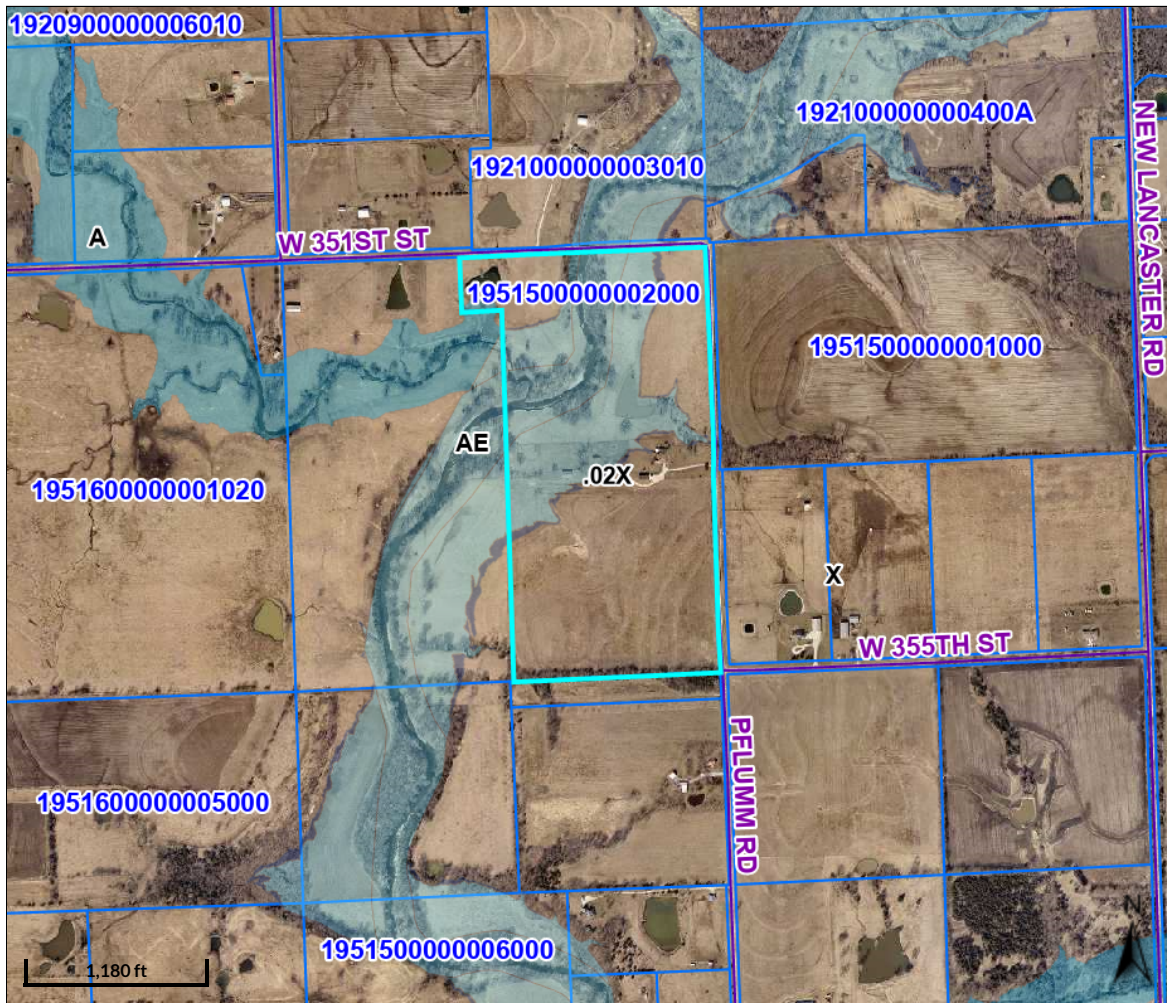
Jamie Honrighausen/Registrar  
Register of Deeds  
Miami County, Kansas

**FLOODPLAIN STATEMENT**

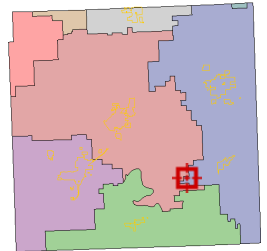
THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN AS PER THE FEDERAL ADMINISTRATION'S "FLOOD HAZARD BOUNDARY MAP" (DATED) JANUARY 16, 2014). COMMUNITY NO. 2012100330D AS NOTED HEREON.

JULY 1, 2023








**AMERICAN LAND SURVEYS**  
Land Surveyors  
P.O. Box 1112  
Louisburg, Kansas 66053  
(913)-837-1633



Overview



Legend

-  City Limits
-  Centerlines
-  Parcels
-  Lakes
- Flood Zones**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE

Parcel ID= 195150000002000  
Acres= 80.774001190000007

Date created: 5/31/2023  
Last Data Uploaded: 5/30/2023 9:09:15 PM

Developed by  Schneider  
GEOSPATIAL