

**Louisburg Planning Commission Special Meeting**  
**6:30 P.M. JUNE 11, 2025**  
**City Council Meeting Room**  
**215 S. Broadway**  
**AGENDA**

**Livestream link:**

<https://boxcast.tv/view/planning-commission-mouexms7uehudp42sr4a>

**Item 1: CALL TO ORDER**

**Item 2: PLEDGE OF ALLEGIANCE**

**Item 3: ADOPTION OF THE AGENDA**

**Item 4: PUBLIC COMMENTS:**

Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for informational purposes only.

**Item 5: CASE CONTINUED TO JUNE 25, 2025 PLANNING COMMISSION MEETING**

25003-SP – Site Plan – SE corner of W. Amity Street and S. Crestview Drive – Taco Bell

**NEW BUSINESS:**

**PUBLIC HEARING BUSINESS ITEMS:**

**Item 6:** 25001-REZ – Rezoning from “A-L” to “C-S” – SE corner of W. Amity Street and S. Crestview Drive– Taco Bell

**NON-PUBLIC HEARING BUSINESS ITEMS:**

**Item 7:** 25001-LS – Lot Split – SE corner of W. Amity Street and S. Crestview Drive – Taco Bell

**Item 8: ADJOURNMENT**

# City of Louisburg Planning Commission Staff Report

MEETING DATE: June 11, 2025

REPORT WRITTEN: June 5, 2025

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TACO BELL RESTAURANT – REQUEST FOR APPROVAL OF A REZONING FROM A-L AGRICULTURAL TO C-S HIGHWAY SERVICE DISTRICT – Located south of West Amity Street and east of South Crestview Drive – Case 25001-REZ      **\*\*PUBLIC HEARING\*\***

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## APPLICANT:

- The applicant and developer is First Street Development represented by Andy Seemiller & Max DiCarlo.
- The property is owned by Sutherland Lumber & Home Center c/o David Bates.
- The architect Klover Architects represented by Samantha Smith.
- **The engineer is Aubry Enterprises represented by Jay O'Dell, P.E.**
- The Surveyor of Record is Cornerstone Surveying, LLC, represented by Rodney Zinn, PS.

## REQUEST:

- The applicant is requesting approval of an application for a Rezoning from **“A-L” Agricultural to “C-S” Highway Service District** for a newly created parcel to allow for a drive-through restaurant, located south of West Amity Street and east of South Crestview Drive.

## LOCATION:



### CURRENT ZONING / FUTURE ZONING:

- The property is currently zoned A-L (Agricultural).
- The property is proposed to be zoned C-S (Highway Service District). The proposed use for this property is Commercial, and the area is designated as DC – Destination Commercial per the Bright Future Comprehensive Plan approved in 2017.

### SURROUNDING ZONING:

- North – C-3 – General Business District
- South – A-L – Agricultural & vacant property located within Miami County
- East – A-L – Agricultural & C-S – Highway Service District
- West – C-3 – General Business District

### REZONING:

- The subject site is located south of West Amity Street and east of South Crestview Drive.
- The proposed project site is currently vacant and is approximately 42,567 sq.ft. (0.98 acres) in size.
- This rezoning is proposed to allow for a new Taco Bell restaurant along the K-68 Highway Overlay Corridor. **The current underlying zoning of the parcel is “A-L” Agricultural, which does not allow for this use. Due to the location of the parcel and the type of use proposed, the “C-S” Highway Service District, seems to be the best fit for the parcel. The First National Bank parcel to the east of this property is also zoned “C-S”.**
- The proposed lot is to be 141.84’ wide along the K-68 frontage. This does not meet the requirements of the **“HC-O” Highway K-68 Corridor Overlay District requirements for minimum street frontage of 150’.** The applicant is bringing forward an application to the Board of Zoning Appeals to request a variance to the required street frontage minimum. This case will be heard prior to the Planning Commission meeting on June 11, 2025. Further consideration of the Lot Split, Rezoning, and Site Plan applications will be reviewed pursuant to the outcome of the BZA meeting.
- Applications for a Lot Split and Site Plan will be brought through for consideration and approval separately.

### GOLDEN FACTORS

In 1978, the Supreme Court of Kansas handed down a decision in the Golden vs. City of Overland Park case that established the basis for considering and reaching a decision on zoning changes. The decision should be made based on the evidence submitted and the factors considered. The eight Golden Factors emerged from this case and have become institutionalized in the consideration of zoning changes in Kansas. A more recent case determined that Special Use Permits were, in reality, a land use change and should be considered by the same factors.

The factors must be considered by the Planning Commission and Governing Body in order to determine whether granting or denying a zoning change, including a Special Use Permit, is reasonable. It is not necessary that findings on all the factors be favorable to approve or be unfavorable to deny the zoning change or Special Use Permit. Also, not all factors carry the same weight and the weight may vary from case to case.

1. The character of the neighborhood: This site is located south of West Amity Street and east of South Crestview Drive. It is in a primarily commercial area along K-68 Highway / West Amity Street, which is a highway / major arterial road.

2. The zoning and uses of property nearby: The zoning of the surrounding properties is C-3, General Business District, A-L, Agricultural, and C-S, Highway Service District. The subject property and surrounding properties (with the exception of the parcel to the south) are located within the city limits of the City of Louisburg.
3. The suitability of the property for the uses to which it has been restricted under its existing zoning: The property is currently zoned A-L, Agricultural, and is proposed to be rezoned to C-S, Highway Service District. The proposed use fits within the proposed zoning district, for which the intent **is outlined in the Louisburg Zoning Regulations as “to provide commercial locations for uses which serve as a convenience to the traveler or require a location on a highway or arterial street in order to have an efficient operation”**. The use of a restaurant is not allowed within the bounds of an A-L, Agricultural zoning district, which is why the rezoning is required.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed use should not have any adverse effect on the nearby properties or property owners, but stipulations have been recommended to help keep potential adverse impacts down.
5. Length of time of any vacancy of the property: The newly created parcel property has always been vacant and has not had any structures on it.
6. **Relative gain to the public health, safety, and welfare by destruction of value of the applicant’s** property as compared to the hardship on other individual landowners: There would likely be little to no relative gain to the public health, safety, and welfare of the other individual landowners if this application were to be rejected. Rejection of this application could pose difficulty to the applicant as he wishes to construct a new business on this parcel.
7. Recommendation of professional staff: Staff recommends approval of Case 25001-REZ, Taco Bell Restaurant, request for approval of a Rezoning **from “A-L” Agricultural to “C-S” Highway Service District**, with the recommended stipulations.
8. Conformance with the Comprehensive Plan: This application complies with the recommendations of the Bright Future Comprehensive Plan of 2017.

PUBLIC NOTIFICATION:

- The City has provided written notice of this public hearing to all property owners within the required 200-foot radius of the subject property. Staff has also sent public notice to be posted in the newspaper to advertise this public hearing. This ad appeared in the newspaper on May 21, 2025. To date, Staff has not received any written opposition from the neighbors regarding this proposal.

All Planning Commission recommendations will be forwarded to the City Council for additional review and consideration. This item with Planning Commission recommendation will be presented to the City Council on July 7, 2025. Property owners within 200 feet of the subject property described above who would like to protest the proposed Special Use Permit will have fourteen (14) days after the Planning Commission makes its recommendation to submit a protest petition to the office of the City of Louisburg City Clerk. If a valid

protest petition is filed with the City Clerk prior to the deadline, the change shall require approval by a  $\frac{3}{4}$  majority vote of the City Council.

STAFF RECOMMENDATION:

SECTION 1: That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under the authority of and subject to the provisions of the City of Louisburg Zoning Regulations of 2010, Section 511, "C-S" Highway Service District, this Rezoning shall be approved, subject to the following stipulations:

1. The proposed rezoning shall be limited to the newly created 42,567 sq.ft. (0.98 acre) parcel south of West Amity Street and east of South Crestview Drive.
2. **A Variance to allow for a minimum street frontage of less than 150' (as required by the City of Louisburg Zoning Regulations, Section 516(F)(1))** shall be approved by the Board of Zoning Appeals prior to the approval of this Rezoning.
3. In addition to the stipulations listed in this report, the property owner agrees to abide by all ordinances of the City of Louisburg Zoning Regulations, Subdivision Regulations, and Municipal Code, unless an exception has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through three.

SECTION 2: The property to which the application for this Rezoning applies is located generally south of West Amity Street and east of South Crestview Drive, legally described as follows:

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 31, Township 16 South, Range 25 East of the 6th Principal Meridian as described by Rodney R. Zinn, PS 1559 on April 15, 2025 as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°04'08" E, along the North line of said Quarter Section, 856.65 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 68 Highway and being the Point of Beginning; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet; thence N 87°49'56" E, 141.54 Feet; thence N 02°10'30" W, being parallel to said Eastern Right-of-Way, 303.73 feet to a point on the Southern Right-of-Way of Kansas 68 Highway; thence S 86°47'13" W, along said Southern Right-of-Way, 45.67 feet; thence S 83°43'40" W, continuing along said Southern Right-of-Way, 96.17 feet to the Point of Beginning. Contains 0.815 acres, more or less.

ADDITIONAL ROAD RIGHT OF WAY

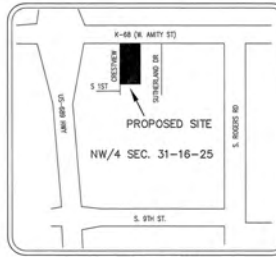
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Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°04'08" E, along the North line of said Quarter Section, 856.65 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 68 Highway; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet

to the Point of Beginning; thence continuing S 02°10'30" E, 50.00 Feet; thence N 87°49'56" E, 141.58 feet; thence N 02°10'30" W, 50.00 feet; thence S 87°49'56" W, 141.54 feet to the Point of Beginning. Contains 0.163 Acres, more or less.

**Legend of Symbols & Abbreviations**

○	Building Iron Bolt	(N)	Measured Dimension
●	Origin (unless noted)	(D)	Deed Dimension
●	Set 1/2" Iron Bolt with 1/2" Plastic Cap	(P)	Plot Dimension
●	Orange Concretion Cap (unless noted)	R/W	Right of Way
○	Section Corner	CONC	Concrete
○	Origin (unless noted)	WATER	Water Meter
○	Boundary Line	CONC	Concrete
○	Subgrade Line	WATER	Gas Valve
○	Fence	WATER	Gas Valve
○	Overhead Electric Line	WATER	Telephone River Box
○	Water Line	WATER	Gas Valve
○	Gas Line	WATER	Unidentified Horizontal
○	Underground Telephone	WATER	Sanitary Sewer Cleanout
○	Sanitary Sewer Line	WATER	Sanitary Sewer Manhole
○	Barbed Floor Core Line	WATER	Sign
○	Barbed Floor Core Line	WATER	Light Pole
○	Bullhead	WATER	Power Pole
○	Curb Walk or Area Void	WATER	Water Valve
○	Fire Hydrant	WATER	Electric Meter
○	Electric Cabinet	WATER	



**Boundary Description**

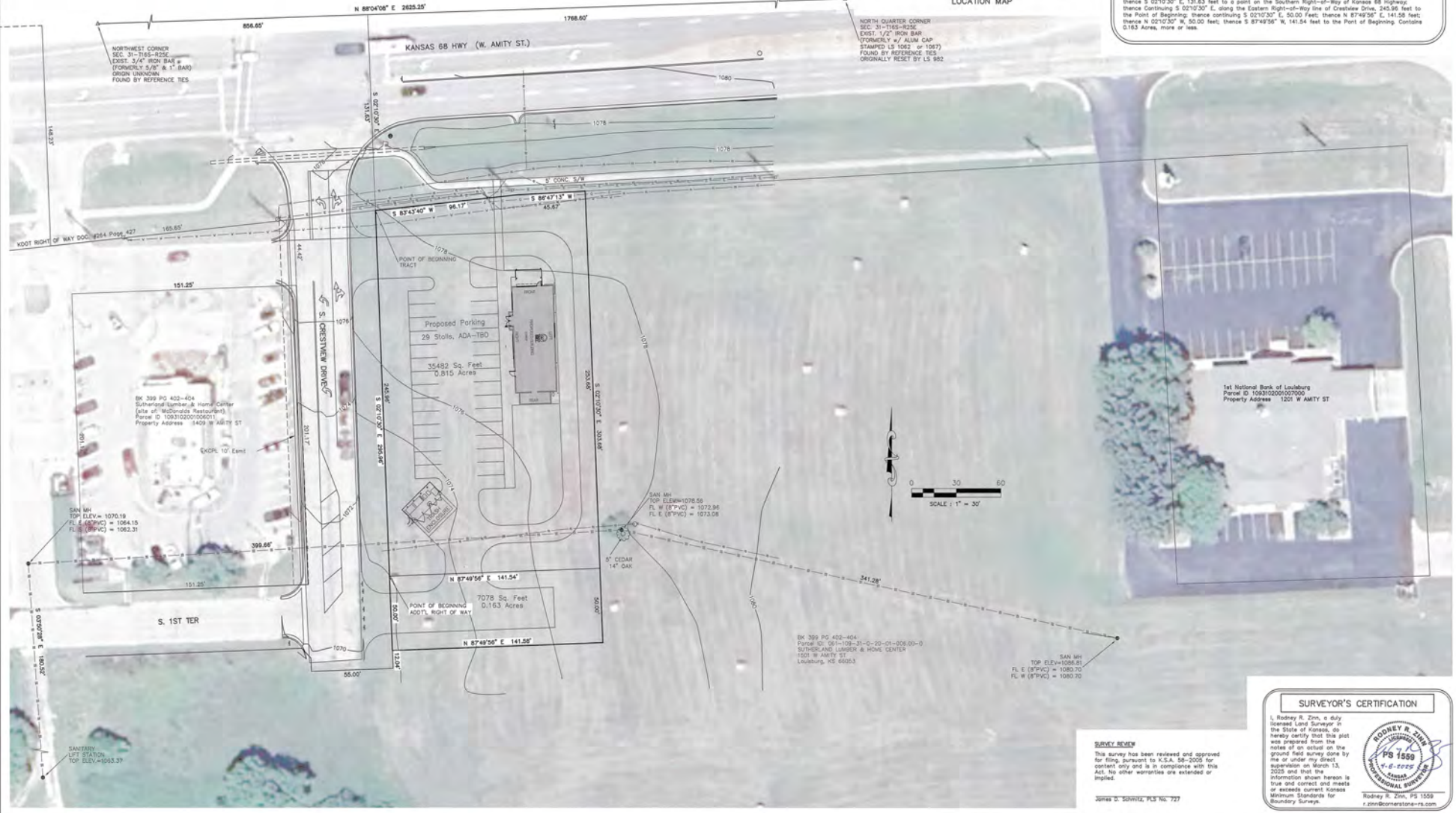
A tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 31, Township 16 South, Range 25 East of the 6th Principal Meridian as described by Rodney R. Zinn, PS 1559 on April 15, 2025 as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°14'00" E, along the North line of said Quarter Section, 856.65 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 68 Highway and being the Point of Beginning; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet; thence N 87°49'56" E, 141.54 feet; thence N 02°10'30" W, being parallel to said Eastern Right-of-Way, 323.73 feet to a point on the Southern Right-of-Way of Kansas 68 Highway; thence S 89°47'13" W, along said Southern Right-of-Way, 45.67 feet; thence S 83°43'40" W, continuing along said Southern Right-of-Way, 96.17 feet to the Point of Beginning. Contains 0.815 acres, more or less.

ADDITIONAL ROAD RIGHT OF WAY

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 31, Township 16 South, Range 25 East of the 6th Principal Meridian as described by Rodney R. Zinn, PS 1559 on April 15, 2025 as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°14'00" E, along the North line of said Quarter Section, 106.85 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 68 Highway; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet to the Point of Beginning; thence continuing S 02°10'30" E, 50.00 feet; thence N 87°49'56" E, 141.54 feet; thence N 02°10'30" W, 50.00 feet; thence S 87°49'56" W, 141.54 feet to the Point of Beginning. Contains 0.183 Acres, more or less.



**TRACT SPLIT of a Portion of  
THE NORTH HALF OF SECTION 31, TOWNSHIP 16 SOUTH,  
RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN,  
LOUISBURG, MAIMI COUNTY, KANSAS**

JOB NO. 1-2502093AK  
DATE REVISED 4-15-2025  
DRAWN BY: RREZ  
CHECKED BY: RREZ  
PREPARED FOR: FIRST STREET DEVELOPMENT

**CORNERSTONE**  
Regional Surveying, LLC  
Serving Kansas, Missouri & Oklahoma  
677 S. Hwy 69, Pittsburg, KS 66762, Ph: 620-335-1166

**SURVEYOR'S CERTIFICATION**

I, Rodney R. Zinn, a duly Licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on March 13, 2025 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.

RODNEY R. ZINN  
PS 1559  
4-8-2025  
KANSAS PROFESSIONAL SURVEYOR

Survey Review  
This survey has been reviewed and approved for filing pursuant to K.S.A. 16-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

John S. Schwitz, PLS No. 727

RODNEY R. ZINN  
PS 1559  
r.zinn@cornerstone-ks.com

**NOTICE OF PUBLIC HEARING  
CITY OF LOUISBURG**

The Louisburg Planning Commission will hold a public hearing at 6:30 P.M. on June 11, 2025, in the Council Chambers, 215 South Broadway, Louisburg, Kansas to consider a Rezoning application to rezone from "A-L" Agricultural District to "C-S" Highway Service District to allow for a drive-through restaurant, as provided for by the City of Louisburg Zoning Regulations, pursuant to Article 5, Section 511, for property generally located south of West Amity Street and east of South Crestview Drive.

Case No. 25001-REZ  
Rezoning from "A-L" Agricultural to "C-S" Highway Service District

The subject property is legally known as:

**BOUNDARY DESCRIPTION**

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 31, Township 16 South, Range 25 East of the 6th Principal Meridian as described by Rodney R. Zinn, PS 1559 on April 15, 2025 as follows:

Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°04'08" E, along the North line of said Quarter Section, 856.65 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 68 Highway and being the Point of Beginning; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet; thence N 87°49'56" E, 141.54 Feet; thence N 02°10'30" W, being parallel to said Eastern Right-of-Way, 303.73 feet to a point on the Southern Right-of-Way of Kansas 68 Highway; thence S 86°47'13" W, along said Southern Right-of-Way, 45.67 feet; thence S 83°43'40" W, continuing along said Southern Right-of-Way, 96.17 feet to the Point of Beginning. Contains 0.815 acres, more or less.

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As provided in Article 11 of the City of Louisburg Procedures Manual and 2010 Zoning Regulations, the above proposed Rezoning will be discussed and considered by the Louisburg Planning

Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest against any of the provisions of the proposed Rezoning will be considered by the Commission. Property owners within 200 feet of such property described above, wanting to protest the proposed Rezoning will have fourteen days after the Planning Commission makes its recommendation to the City Council to submit a protest petition to the office of the City of Louisburg City Clerk. If a valid protest petition is filed with the City Clerk prior to the deadline, the Rezoning shall only be approved by at least a  $\frac{3}{4}$  majority vote of the City Council.

If you require accommodations (qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please contact Katherine Louderbaugh at (913) 837-5811 at least 48 hours in advance.

# City of Louisburg Planning Commission Staff Report

MEETING DATE: June 11, 2025

REPORT WRITTEN: June 5, 2025

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TACO BELL RESTAURANT – REQUEST FOR APPROVAL OF A LOT SPLIT – Located south of West Amity Street and east of South Crestview Drive – Case 25001-LS

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## APPLICANT:

- The applicant and developer is First Street Development represented by Andy Seemiller & Max DiCarlo.
- The property is owned by Sutherland Lumber & Home Center c/o David Bates.
- The architect Klover Architects represented by Samantha Smith.
- **The engineer is Aubry Enterprises represented by Jay O'Dell, P.E.**
- The Surveyor of Record is Cornerstone Surveying, LLC, represented by Rodney Zinn, PS.

## REQUEST:

- The applicant is requesting approval of a Lot Split application to subdivide a lot off of a larger agricultural parcel, located south of West Amity Street and east of South Crestview Drive.

## LOCATION:



#### CURRENT ZONING / FUTURE ZONING:

- The property is currently zoned A-L (Agricultural).
- The property is proposed to be zoned C-S (Highway Service District). The proposed use for this property is Commercial, and the area is designated as DC – Destination Commercial per the Bright Future Comprehensive Plan approved in 2017.

#### SURROUNDING ZONING:

- North – C-3 – General Business District
- South – A-L – Agricultural & vacant property located within Miami County
- East – A-L – Agricultural & C-S – Highway Service District
- West – C-3 – General Business District

#### LOT SPLIT:

- The subject site is located south of West Amity Street and east of South Crestview Drive (*Parcel ID: 1093102001006000*). The larger parent parcel is **zoned “A-L” Agricultural and is approximately 47.18 acres** in size. The larger parcel currently houses a gas station and agricultural uses on the remainder of the lot.
- The proposed project site is currently vacant and would be approximately 42,567 sq.ft. (0.98 acres) in size. This includes the primary lot, and an easement being shown for a future road connection on the south side of the property, which will be just a turnaround and secondary access for the restaurant at this time.
- The applicant is proposing this lot split to allow for the construction of a drive-through restaurant.
- The property is allowed one lot split before a full plat is required to come through for review and approval. Staff looked through prior Planning Commission and City Council minutes and also reached out to Miami County to verify that the property has not already been split formally or platted, and nothing was found to show that this had been done. The existing drive-through restaurant, bank, and gas station structures were constructed in the **1980’s and 1990’s, which is prior to approval of the 2010 Zoning & Subdivision Regulations**. Should a new applicant come forward with a proposal on this property in the future, they will be required to go through the full formal Preliminary and Final Plat process.
- **The proposed lot is to be 141.84’ wide along the K-68 frontage.** This does not meet the requirements of the **“HC-O” Highway K-68 Corridor Overlay District requirements for minimum street frontage of 150’**. The applicant is bringing forward an application to the Board of Zoning Appeals to request a variance to the required street frontage minimum. This case will be heard prior to the Planning Commission meeting on June 11, 2025. Further consideration of the Lot Split, Rezoning, and Site Plan applications will be reviewed pursuant to the outcome of the BZA meeting.
- Applications for a Rezoning and Site Plan will be brought through for consideration and approval separately.

#### PUBLIC NOTIFICATION:

- Public notification is not required for a lot split application.

#### STAFF RECOMMENDATION:

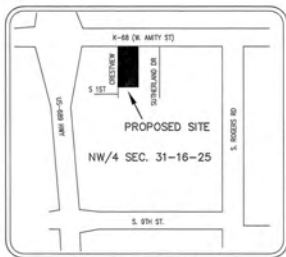
SECTION 1: That having received a recommendation from the Planning Commission, subject to the provisions of the City of Louisburg Zoning Regulations of 2010, Section 516, **“HC-O” Highway K-68 Corridor Overlay District**, this Lot Split shall be approved, subject to the following stipulations:

1. The owner shall submit required plans and obtain proper permits from the Louisburg Planning and Development Department prior to any construction. All contractors must be licensed in Miami County.

2. This lot split shall allow for the subdivision of land to the extent shown in the approved plan set, dividing off a parcel of land that is approximately 42,567 sq.ft. (0.98 acres) in size at the southeast corner of West Amity Street and South Crestview Drive. Any further subdivision of land from the parent parcel (*Parcel ID: 1093102001006000*) shall require initiation of the full platting process of the City of Louisburg.
3. **A Variance to allow for a minimum street frontage of less than 150' (as required by the City of Louisburg Zoning Regulations, Section 516(F)(1))** shall be approved by the Board of Zoning Appeals prior to the approval of this Lot Split.
4. In addition to the stipulations listed in this report, the property owner agrees to abide by all ordinances of the City of Louisburg Zoning Regulations, Subdivision Regulations, and Municipal Code, unless an exception has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through four.

**Legend of Symbols & Abbreviations**

- |   |                         |
|---|-------------------------|
| ○ Building Iron Nail                    | (N) Measured Dimension  |
| ● Building Corner Cap (unless noted)    | (D) Dead Dimension      |
| ○ 1/2" (PVC) Iron Stake 1/2" Plastic    | (PL) Plat Dimension     |
| ○ Orange Cornerstone Cap (unless noted) | R/W Right of Way        |
| ○ Section Corner                        | Conc Concrete           |
| ○ Building (unless noted)               | Water Meter             |
| --- Boundary Line                       | Gas Valve               |
| --- Subgrade Line                       | Gas Valve               |
| --- Fence                               | Gas Valve               |
| --- Overhead Electric Line              | Telephone River Box     |
| --- Water Line                          | Gas Valve               |
| --- Gas Line                            | Unidentified Horizontal |
| --- Underground Telephone               | Sanitary Sewer Cleanout |
| --- Sanitary Sewer Line                 | Sanitary Sewer Manhole  |
| --- Buried Floor Core Line              | Flag                    |
| --- Buried Floor Core Line              | Light Pole              |
| ○ Bullhead                              | Power Pole              |
| ○ Curb Inlet or Area Inlet              | Water Valve             |
| ○ Fire Hydrant                          | Electric Meter          |
| ○ Electric Cabinet                      |                         |



LOCATION MAP

**Boundary Description**

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Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 31; thence N 88°14'00" E, along the North line of said Quarter Section, 856.65 feet; thence S 02°10'30" E, 131.63 feet to a point on the Southern Right-of-Way of Kansas 66 Highway and being the Point of Beginning; thence Continuing S 02°10'30" E, along the Eastern Right-of-Way line of Crestview Drive, 245.96 feet; thence N 87°49'56" E, 141.54 feet; thence N 02°10'30" W, being parallel to said Eastern Right-of-Way, 323.73 feet to a point on the Southern Right-of-Way of Kansas 66 Highway; thence S 88°47'37" W, along said Southern Right-of-Way, 45.67 feet; thence S 83°43'40" W, continuing along said Southern Right-of-Way, 96.17 feet to the Point of Beginning. Contains 0.815 acres, more or less.

**ADDITIONAL ROAD RIGHT OF WAY**

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NORTH QUARTER CORNER  
SEC. 31-1165-1025  
EXIST. 1/2" IRON BAR  
TURNKEY "v" ALUM CAP  
STAMPED LS 1062 or 1067  
FOUND BY REFERENCE TIES  
ORIGINALLY RESET BY LS 982

NORTHWEST CORNER  
SEC. 31-1165-1025  
EXIST. 3/4" IRON BAR  
(FORMERLY 3/8" & 1" BAR)  
ORIGIN UNKNOWN  
FOUND BY REFERENCE TIES

1st National Bank of Louisville  
Parcel ID 1093102007000  
Property Address: 1201 W AMITY ST

BK 399 PG 402-404  
Parcel ID: 09-1-108-31-C-20-01-008-00-0  
SUTHERLAND, LAWSON & HOWE CENTER  
1201 W AMITY ST  
LOUISBURG, MO 64803

SAN MH  
TOP ELEV=1088.81  
FL E (B\*PVC) = 1080.70  
FL W (B\*PVC) = 1080.70

**SURVEYOR'S CERTIFICATION**

I, Rodney R. Zinn, a duly Licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on March 13, 2025 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.



**SURVEY REVIEW**  
This survey has been reviewed and approved for filing pursuant to K.S.A. 16-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

James S. Schwitz, PLS No. 727

**TRACT SPLIT of a Portion of  
THE NORTH HALF OF SECTION 31, TOWNSHIP 16 SOUTH,  
RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN,  
LOUISBURG, MAIMI COUNTY, KANSAS**

OWNER: BK 399 PG 402-404  
1-2503093AK  
LAWSON RESTORATION  
4-15-2025  
PREPARED FOR:  
FIRST STREET DEVELOPMENT

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