

(a/k/a Camarrata Property)

**RESOLUTION NO. 2005-03**

**A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, TO MAKE CERTAIN FINDINGS REGARDING THE ANNEXATION OF PROPERTY.**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:**

**SECTION 1.** The Governing Body of the City of Basehor, Kansas, hereby finds that a request for annexation of the following described land has been presented to it by Charles Cammarata:

**Legal Description – Tract 1**

A tract of land in the Southeast Quarter of Section 4, Township 11 South, Range 22 East of the 6<sup>th</sup> Principal Meridian, Leavenworth County, Kansas, described as follows:

Commencing at the northeast corner of said Southeast Quarter, thence on a Kansas State Plain (North Zone) Grid Bearing of S 1°53'39"East, 320.00 feet along the East line of said Southeast Quarter to the Point of Beginning, said point also being the Southeast corner of Deed 753, page 2088; thence continuing along the East line of said Southeast Quarter S1°53'39"E, 672.33 feet to a point 3300.00 feet North of the Southeast corner of said North Half; thence S87°35'31"W, 660.00 feet parallel with the South line of said North Half; thence S1°53'39"E, 330.00 feet parallel with the East line of said Southeast Quarter to the South line of said North Half; thence S87°35'31"W, 1967.99 feet to the Southwest corner of said North Half; thence N1°40'21"W, 1321.66 to the Northwest Corner of said Southeast Quarter; thence N87°34'33"E, 2020.88 feet to the Northwest corner of a tract of land described in Deed 612, page 381; thence S1°53'39"E, 250.00 feet to the Southwest corner of Deed 753, page 2088; thence continuing along the Southerly Boundary of Deed 753, page 2088 for the next three courses 1) S81°29'49"E, 256.90 feet; 2) S1°53'39"E, 20.00 feet; 3) N87°47'21"E, 349.30 feet to the point of beginning. Except that part taken for road Right of Way.

Contains 70.12 acres more or less, including Road R/W

**Legal Description – Tract 2**

The South 330.00 feet of the East 660.00 feet of the North Half of the Southeast Quarter, Section 4, Township 11 South, Range 22 East in Leavenworth County, Kansas more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter, thence on a Kansas State Plain (North Zone) Grid Bearing of S1°53'39"East, 992.33 feet along the East line of said Southeast Quarter to the Point of Beginning, said point being 330.00 feet North of the Southeast corner of said North Half; thence S87°35'31"W, 660.00 feet parallel with the South line of said North Half; thence S1°53'39"E, 330.00 feet parallel with the East line of said Southeast Quarter to the South line of said North Half; thence S87°35'31"E, 660.00 feet to the Southeast corner of said North Half; thence N1°53'39"W, 330.00 feet to the Point of Beginning.

The Governing Body further finds that the above described property does not adjoin land within the boundaries of the City of Basehor. The Governing Body further finds that such annexation, at the request of the property owner, is advisable, desirable, beneficial, and in the interest of the public.

**SCANNED**

1-23-07



**SECTION 2.** The City of Basehor, Kansas, hereby respectfully requests that the Board of County Commissioners of Leavenworth County, Kansas, find and determine that the annexation of such land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Leavenworth County, Kansas, all as provided in K.S.A. 12-520c.

**ADOPTED AND APPROVED** by the Governing Body of the City of Basehor, Kansas, this \_\_\_\_\_ 9<sup>th</sup> day of \_\_\_\_\_ May \_\_\_\_\_, 2005.



Chris Garcia – Mayor

ATTEST:



Mary A. Mogle – City Clerk



# The City of Basehor



2620 N. 155th Street  
P.O. Box 406  
Basehor, Kansas 66007-0406

(913) 724-1370  
FAX (913) 724-3388  
[www.basehor.org](http://www.basehor.org)

August 25, 2005

David Van Parys, County Counselor  
Leavenworth County Courthouse  
300 Walnut  
Leavenworth, KS 66048

Re: Res. 2005-03 Cammarata Annexation

Mr. Van Parys:

Please find enclosed a corrected legal description for Resolution 2005-03 pertaining to the recent annexation request for the Cammarata Property.

It is my understanding our city engineer, Joe McAfee, will be providing you with a letter regarding the County's concerns on drainage, roads, and sanitary sewers.

Please let me know if I can be of further service regarding this matter.

Respectfully,

Mary A. Mogle  
City Clerk

Enc. Res. 2003-05e

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## CERTIFICATION

I, Mary A. Mogle, City Clerk of the City of Basehor, Kansas, do hereby certify that the attached and foregoing copy of Resolution 200503 of the City of Basehor, Kansas is a true and complete copy of said Resolution, as was passed by the City Council on May 9, 2005.

IN WITNESS WHEREOF I have here unto set my hand and the official seal of said city this 25th day of August, 2005.



  
Mary A. Mogle, City Clerk

AMENDED

(a/k/a Camarrata Property)

RESOLUTION NO. 2005-03

A RESOLUTION OF THE CITY OF BASEHOR, KANSAS, REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, TO MAKE CERTAIN FINDINGS REGARDING THE ANNEXATION OF PROPERTY.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

SECTION 1. The Governing Body of the City of Basehor, Kansas, hereby finds that a request for annexation of the following described land has been presented to it by Charles Camarrata:

A tract of land in the Southeast Quarter of Section 4, Township 11 South, Range 22 East of the 6th Principal Meridian, Leavenworth County, Kansas, described as follows: Commencing at the northeast corner of said Southeast Quarter of Section 4-11-22; Thence south along the east line of said Southeast Quarter of Section 4-11-22, 300.00 feet, to the Point of Beginning of the herein described tract of land; Thence continuing South along the east line of said Southeast Quarter, 690 feet; Thence South 89 degrees 31 minutes West, 661.21 feet; Then South 00 degrees 29 minutes East, 330 feet; Thence South 89 degrees 31 minutes West, 1981.5 feet more or less, to the west line of said Southeast Quarter of Section 4-11-22; Thence North along said west line of the Southeast Quarter, 1320 feet more or less, to the northwest corner of said Southeast Quarter; Thence East along the north line of said Southeast Quarter, 2028 feet more or less; Thence South 250 feet; Thence South 79 degrees 30 minutes East, 256.95 feet; Thence North 89 degrees 41 minutes East, 359.34 feet, to the Point of beginning. Contains 71 acres more or less. Less that part taken for road right-of-way. Subject to any and all easements, restrictions and covenants recorded or unrecorded and a field survey of the described property. Bearings are based on assumed data.

The Governing Body further finds that the above described property does not adjoin land within the boundaries of the City of Basehor. The Governing Body further finds that such annexation, at the request of the property owner, is advisable, desirable, beneficial, and in the interest of the public.

SECTION 2. The City of Basehor, Kansas, hereby respectfully requests that the Board of County Commissioners of Leavenworth County, Kansas, find and determine that the annexation of such land will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Leavenworth County, Kansas, all as provided in K.S.A. 12-520c.

ADOPTED AND APPROVED by the Governing Body of the City of Basehor, Kansas, this 9th day of May, 2005.

Chris Garcia - Mayor

ATTEST:

Mary A. Mogle - City Clerk



**PETITION FOR ANNEXATION**

TO: The Governing Body of the City of Basehor, Kansas

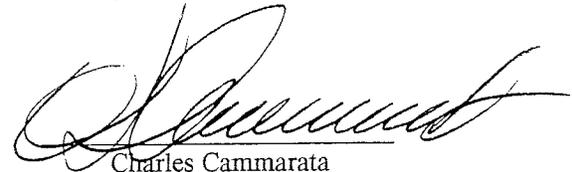
The undersigned owners of record of the following described land petition the Governing Body of the City of Basehor, Kansas, to annex such land to the city. The land to be annexed is described as follows:

See attached legal description.

Such land is not contiguous with any boundary line of the City.

The undersigned further warrant and guarantee that they are the only owner of record of the land.

- Owner



Charles Cammarata  
Managing Member  
CHRIS BEC TONY LLC

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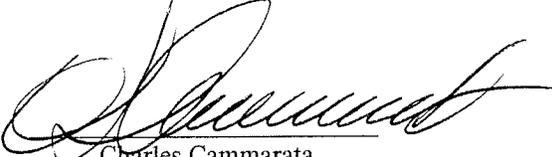
- Owner

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter of Section 4, Township 11 South, Range 22 East of the 6<sup>th</sup> Principal Meridian, Leavenworth County, Kansas, described as follows;  
Commencing at the northeast corner of said Southeast Quarter of Section 4-11-22;  
Thence South along the east line of said Southeast Quarter of Section 4-11-22, 320.00 feet, to the Point of Beginning of the herein described tract of land;  
Thence continuing South along the east line of said Southeast Quarter, 670 feet;  
Thence South 89 degrees 31 minutes West, 661.21 feet;  
Thence South 00 degrees 29 minutes East, 330 feet;  
Thence South 89 degrees 31 minutes West, 1981.5 feet more or less, to the west line of said Southeast Quarter of Section 4-11-22;  
Thence North along said west line of the Southeast Quarter, 1320 feet more or less, to the northwest corner of said Southeast Quarter;  
Thence North 89 degrees 31 minutes East along the north line of said Southeast Quarter, 2028 feet more or less;  
Thence South 250 feet;  
Thence South 79 degrees 30 minutes East, 256.95 feet;  
Thence South parallel to said east line of the Southeast Quarter, 20 feet;  
Thence North 89 degrees 41 minutes East, 365 feet, more or less, to the Point of Beginning.  
Contains 71 acres more or less.  
Less that part taken for road right of way.  
Subject to any and all easements, restrictions and covenants recorded or unrecorded and a field survey of the described property.  
Bearings are based on assumed data.  
Error of closure for this legal description is 1 in 46,000.



The undersigned further warrant and guarantee that they are the only owner of record of the land.



Charles Cammarata

- Owner

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- Owner

## **Exhibit A**

1. That developer and City of Basehor reach agreement on the sewer Issue
2. That the developer and the City of Basehor work towards the approval of the Equestrian Theme that is desired by Developer.
3. That the City and the developer come to agreement for offsite improvement requirements.

# CITY OF BASEHOR

Planning & Zoning Department  
 2620 N. 155<sup>th</sup> Street, PO Box 406, Basehor, KS 66007  
 Phone: 913-724-1370 Fax: 913-724-3388  
 www.basehor.org



## APPLICATION FORM

Project Name & Description <i>Trillion Diamond Ranch</i>		Total Site Acreage <i>70</i>	Present Zoning <i>Agrievlrbh</i>
Legal Description (May be attached as separate sheet) <i>See Attached</i>		Proposed Zoning <i>R-1</i>	
Project Address / General Location <i>19151 166th &amp; 241/40 Highway</i>		Presubmittal Date	
Parcel ID Number (CAMA Number)		Floor Area Classification	
Property Owner Name <i>CHARLES CAMMARATA</i>	Phone <i>913 207-3283</i>	Fax	
Property Owner Address <i>19019 166th Street</i>	City <i>BASEHOR</i>	State <i>KS</i>	Zip <i>66007</i>
Applicant's Name (if different from above) <i>SAME AS ABOVE</i>	Phone	Fax	
Applicant's Address	City	State	Zip
Applicant's mobile phone <i>913-207-3283</i>	Property Owner and/or Applicant's E-mail address		

APPLICATION TYPE	
<input checked="" type="checkbox"/> Annexation <i>See Attached For Conditions</i>	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION	
Existing Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____	
Proposed Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input type="checkbox"/> Other _____	

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x <i>[Signature]</i> Signature	<i>05/02/05</i> Date	Office Use Only <input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List	<input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____
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May 24, 2005

Clyde Graeber, Chairman  
Leavenworth County Commissioners  
300 Walnut  
Leavenworth, KS 66007

Re: Resolution of Annexation

Dear Chairman Graeber:

Please find enclosed a corrected certified copy of Resolution 2005-03 requesting the County of Leavenworth allow the City of Basehor to annex property in Southeast Quarter of Section 4, Township 11, Range 22E. The petitioner is Charles Cammarata.

It is my understanding this item has been placed on the Commissioner's agenda for June 13<sup>th</sup> at 10:00 a.m. Our code administrator will be present to answer any questions you may have concerning the enclosed. If you need any further information regarding the enclosed, please do not hesitate to contact myself or code administrator Angela Solberg.

Respectfully,

Mary A. Mogle,  
City Clerk

encl.

I:\wptext\cityclerk\certify.mam

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## CERTIFICATION

I, Mary A. Mogle, City Clerk of the City of Basehor, Kansas, do hereby certify that the attached and foregoing copy of Resolution 2005-03 of the City of Basehor, Kansas is a true and complete copy of said Resolution, as was passed by the City Council on May 9, 2005.

IN WITNESS WHEREOF I have here unto set my hand and the official seal of said city this 24th day of May, 2005.



  
Mary A. Mogle, City Clerk

# The City of Basehor



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May 13, 2005

Clyde Graeber, Chairman  
Leavenworth County Commissioners  
300 Walnut  
Leavenworth, KS 66007

Re: Resolution of Annexation

Dear Chairman Graeber:

Please find enclosed a certified copy of Resolution 2005-04 requesting the County of Leavenworth allow the City of Basehor to annex property in Southeast Quarter of Section 4, Township 11, Range 22E. The petitioner is Charles Cammarata.

The City of Basehor requests this Resolution be addressed at the next available meeting. If you need any further information regarding the enclosed, please do not hesitate to contact myself or code administrator Angela Solberg.

Respectfully,

Mary A. Mogle,  
City Clerk

encl.

I:\wptext\cityclerk\certify.mam

PETITION FOR ANNEXATION

TO: The Governing Body of the City of Basehor, Kansas

The undersigned owners of record of the following described land petition the Governing Body of the City of Basehor, Kansas, to annex such land to the city. The land to be annexed is described as follows;

( INSERT LEGAL DESCRIPTION HERE)

LEGAL DESCRIPTION

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Thence continuing South along the east line of said Southeast Quarter, 690 feet;  
Thence South 89 degrees 31 minutes West, 661.21 feet;  
Thence South 00 degrees 29 minutes East, 330 feet;  
Thence South 89 degrees 31 minutes West, 1981.5 feet more or less, to the west line of said Southeast Quarter of Section 4-11-22;  
Thence North along said west line of the Southeast Quarter, 1320 feet more or less, to the northwest corner of said Southeast Quarter;  
Thence East along the north line of said Southeast Quarter, 2028 feet more or less;  
Thence South 250 feet;  
Thence South 79 degrees 30 minutes East, 256.95 feet;  
Thence North 89 degrees 41 minutes East, 359.34 feet, to the Point of Beginning.  
Contains 71 acres more or less.  
Less that part taken for road right of way.  
Subject to any and all easements, restrictions and covenants recorded or unrecorded and a field survey of the described property.  
Bearings are based on assumed data.

Such land is not contiguous with any boundary line of the City.