

**IN THE DISTRICT COURT OF LEAVENWORTH COUNTY, KANSAS  
CIVIL COURT DEPARTMENT**

IN THE MATTER OF THE ACQUISITION OF	)	
PROPERTY BY EMINENT DOMAIN	)	
	)	
THE CITY OF BASEHOR, KANSAS, a Municipal	)	
Corporation,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	
	)	
Scherer Family Living Trust; Jeffery S. & Varsha C.	)	Case No. LV-2024-CV-121
Henry, and any tenants or other persons in possession of	)	
the subject property; the unknown heirs, executors,	)	Division: 6
administrators, devisees, trustees, creditors, and assigns of	)	
any deceased defendants; the unknown spouses of any	)	
defendants; the unknown officers, successors, trustees,	)	
creditors, and assigns of any defendants that are existing,	)	
dissolved, or dormant corporations; the unknown	)	
executors, administrators, devisees, trustees, creditors,	)	
successors, and assigns of any defendants that are or were	)	
partners or in partnership; the unknown guardians,	)	
conservators, and trustees of any defendants that are	)	
minors or are in any way under legal disability; and all	)	
other persons or entities who claim, or may claim, an	)	
interest in the subject property.	)	
	)	
<u>Defendants.</u>	)	
<hr/>		
Pursuant to K.S.A. Chapter 26 and 60		

**NOTICE OF APPRAISERS' HEARING**

Notice is hereby given that the undersigned appraisers appointed by the court will, in accordance with the provisions of K.S.A. 26-501 *et seq.*, and amendments thereto, hold a public hearing on all matters pertaining to their appraisal of compensation and the assessment of damages

for the taking of the lands or interests therein sought to be taken by the plaintiff in the above entitled matter covering the following described lands:

**TRACT 65**

**Owner and Address:**

Scherer Family Living Trust

No situs address

Mailing Address 1706 N. 150<sup>th</sup> Street, Basehor, Kansas 66007

Status: Vacant Lot

**Permanent Road Right-of-Way:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on February 8, 2024, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 2; thence South 01 degree 34 minutes 53 seconds East, on the West line of said Northwest Quarter, a distance of 29.71 feet to a point; thence departing said West line, North 88 degrees 25 minutes 07 seconds East, a distance of 40.00 feet to a point on the East right-of-way line of 158th Street, as now established and the POINT OF BEGINNING; thence North 01 degree 34 minutes 53 seconds West, on said East right-of-way line, a distance of 10.00 feet to a point on the South right-of-way line of Parallel Road, as now established; thence departing said East right-of-way line, North 87 degrees 59 minutes 52 seconds East, on said South right-of-way line, a distance of 434.75 feet to a point; thence South 01 degree 56 minutes 40 seconds East, on said South right-of-way line, a distance of 6.00 feet to a point; thence departing said South right of way line, South 87 degrees 59 minutes 52 seconds West a distance of 69.73 feet to a point; thence South 85 degrees 08 minutes 07 seconds West a distance of 80.10 feet to a point; thence South 87 degrees 59 minutes 52 seconds West a distance of 285.09 feet to the POINT OF BEGINNING, containing 3,908 square feet, or 0.0897 acres, more or less.

**Temporary Construction Easement No. 1:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on February 8, 2024, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 2; thence South 01 degree 34 minutes 53 seconds East, on the West line of said Northwest Quarter, a distance of 29.71 feet to a point; thence departing said West line, North 88 degrees 25 minutes 07 seconds East a distance of 40.00 feet to a point on the East right-of-way line of 158th Street, as now established and the POINT OF BEGINNING; thence departing said East right-of-way line, North 87 degrees 59 minutes 52 seconds East a distance of 285.09 feet to a point; thence North 85 degrees 08 minutes 07 seconds East a distance of 80.10 feet to a point; thence North 87 degrees 59 minutes 52 seconds East a distance of 69.73 feet to a point on the South right-of-way line of Parallel Road, as now established; thence South 01 degree 56 minutes 40 seconds East, on said South right-of-way line, a distance of 5.00 feet to a point; thence departing said South right-of-way line, South 89 degrees 52 minutes 40 seconds East, a distance of 61.06 feet to a point; thence South 86 degrees 11 minutes 54 seconds West a distance of 191.09 feet to a point; thence South 83 degrees 19 minutes 51

seconds West a distance of 49.16 feet to a point; thence North 87 degrees 36 minutes 13 seconds West a distance of 26.08 feet to a point; thence South 76 degrees 59 minutes 39 seconds West a distance of 36.67 feet to a point; thence South 85 degrees 27 minutes 10 seconds West a distance of 45.04 feet to a point; thence South 80 degrees 24 minutes 27 seconds West a distance of 27.17 feet to a point on the East right-of-way line of said 158th Street; thence North 01 degrees 34 minutes 53 seconds West, on said East right-of-way line, a distance of 19.59 feet to the POINT OF BEGINNING, containing 2,903 square feet or 0.0666 acres, more or less.

and also...

**Temporary Construction Easement No. 2:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on December 18, 2023, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 2; thence South 01 degree 34 minutes 53 seconds East, on the West line of said Northwest Quarter, a distance of 303.00 feet to a point; thence departing said West line, North 88 degrees 25 minutes 07 seconds East a distance of 40.00 feet to a point on the East right-of-way line of 158<sup>th</sup> Street, as now established and the POINT OF BEGINNING; thence departing said East right-of-way line, South 37 degrees 07 minutes 09 seconds East a distance of 25.81 feet to a point; thence South 00 degrees 40 minutes 07 seconds East a distance of 251.03 feet to a point; thence South 00 degrees 12 minutes 36 seconds East a distance of 83.56 feet to a point on the North right-of-way line of 158<sup>th</sup> Street, as now established; thence South 88 degrees 25 minutes 07 seconds West, on said North right-of-way line, a distance of 9.00 feet to a point on said East right-of-way line; thence departing said North right-of-way line, North 01 degree 34 minutes 53 seconds West, on said East right-of-way line, a distance of 355.54 feet to the POINT OF BEGINNING, containing 4,256 square feet or 0.0977 acres, more or less.

**TRACT 67**

Scherer Family Living Trust

No situs address

Mailing Address 1706 N. 150<sup>th</sup> Street, Basehor, Kansas 66007

Status: Vacant Lot

**Temporary Construction Easement # 1:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on February 8, 2024, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 2; thence South 01 degree 34 minutes 53 seconds East, on the West line of said Northwest Quarter, a distance of 708.54 feet to a point; thence departing said West line, North 88 degrees 25 minutes 07 seconds East a distance of 40.00 feet to a point on the South right-of-way line of 158th Street, said point also being on the East right of way line of 158th Street, as both are now established, and the POINT

OF BEGINNING; thence departing said East right-of-way line, North 88 degrees 25 minutes 07 seconds East, on said South right of way line, a distance of 10.00 feet to a point of curvature; thence Easterly and Southeasterly, on a curve to the right having a radius of 175.00 feet, through a central angle of 25 degrees 30 minutes 06 seconds, an arc distance of 77.89 feet to a point on a non-tangent line; thence departing said South right-of-way line, South 01 degrees 34 minutes 53 seconds East a distance of 72.25 feet to a point; thence North 61 degrees 34 minutes 53 seconds West a distance of 98.55 feet to a point on said East right-of-way line, said point hereinafter referred to as Point "A"; thence North 01 degree 34 minutes 53 seconds West, on said East right-of-way line, a distance of 40.02 feet to the POINT OF BEGINNING, containing 5,099 square feet, or 0.1171 acres, more or less.

and also...

**Temporary Construction Easement #2:**

COMMENCING at the aforementioned Point "A"; thence South 01 degree 34 minutes 53 seconds East, on the East right-of-way line of said 158th Street, a distance of 76.21 feet to the POINT OF BEGINNING; thence departing said East right-of-way line, South 61 degrees 34 minutes 53 seconds East a distance of 16.17 feet to a point; thence South 01 degree 34 minutes 53 seconds East a distance of 256.03 feet to a point on the North line of a tract of land condemned for road right-of-way in Case No. LV-2023-CV-88; thence South 88 degrees 25 minutes 07 seconds West, on said North line, a distance of 14.00 feet to a point on the East right-of-way line of said 158th Street; thence North 01 degree 34 minutes 53 seconds West, on said East right-of-way line, a distance of 264.11 feet to the POINT OF BEGINNING, containing 3,641 square feet, or 0.0836 acres, more or less.

**Permanent Drainage Easement:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on February 8, 2024, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 2; thence South 01 degree 34 minutes 53 seconds East, on the West line of said Northwest Quarter, a distance of 708.54 feet to a point; thence departing said West line, North 88 degrees 25 minutes 07 seconds East a distance of 40.00 feet to a point on the East right-of-way line of 158<sup>th</sup> Street, as now established; thence South 01 degree 34 minutes 53 seconds East, on said East right-of-way line, a distance of 40.02 feet to the POINT OF BEGINNING; thence continuing South 01 degree 34 minutes 53 seconds East, on said East right-of-way line, a distance of 76.21 feet to a point; thence departing said East right-of-way line, South 61 degrees 34 minutes 53 seconds East a distance of 75.45 feet to a point; thence North 28 degrees 25 minutes 07 seconds East a distance of 40.00 feet to a point; thence North 01 degree 34 minutes 53 seconds West a distance of 30.02 feet to a point; thence North 61 degrees 34 minutes 53 seconds West a distance of 98.55 feet to the POINT OF BEGINNING, containing 6,042 square feet or 0.1387 acres, more or less.

**TRACT 80**

**Owner and address:**

Jeffery S. & Varsha C. Henry

Situs Address: 15609 Parallel Road  
Status: Owner-Occupied

**Permanent Road Right of Way**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on December 18, 2023, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 34, Township 10 South, Range 22 East, said point being on the North line of the Northwest Quarter of said Section 2; thence South 87 degrees 59 minutes 52 seconds West, on said North line, a distance of 676.40 feet to a point; thence departing said North line, South 02 degrees 00 minutes 08 seconds East a distance of 20.00 feet to a point on the South right-of-way line of Parallel Road, as now established, and the POINT OF BEGINNING; thence departing said South right-of-way line, South 02 degrees 00 minutes 08 seconds East a distance of 10.00; thence South 87 degrees 59 minutes 52 seconds West a distance of 123.64 feet to a point; thence North 89 degrees 08 minutes 24 seconds West a distance of 80.10 feet to a point; thence South 87 degrees 59 minutes 52 seconds West a distance of 21.16 feet to a point; thence North 02 degrees 00 minutes 08 seconds West a distance of 6.00 feet to a point on said South right-of-way line; thence North 87 degrees 59 minutes 52 seconds East, on said South right-of-way line, a distance of 224.80 feet to the POINT OF BEGINNING, containing 2,003 square feet or 0.0460 acres, more or less.

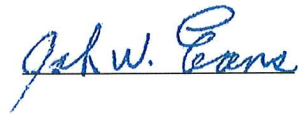
**Temporary Construction Easement:**

All that part of an unplatted tract of land in the Northwest Quarter of Section 2, Township 11 South, Range 22 East, in the City of Basehor, Leavenworth County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on December 18, 2023, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 34, Township 10 South, Range 22 East, said point being on the North line of the Northwest Quarter of said Section 2; thence South 87 degrees 59 minutes 52 seconds West, on said North line, a distance of 676.40 feet to a point; thence departing said North line, South 02 degrees 00 minutes 08 seconds East a distance of 20.00 feet to a point on the South right-of-way line of Parallel Road, as now established; thence departing said South right-of-way line, South 02 degrees 00 minutes 08 seconds East a distance of 10.00 feet to the POINT OF BEGINNING; thence South 87 degrees 59 minutes 52 seconds West a distance of 123.64 feet to a point; thence North 89 degrees 08 minutes 24 seconds West a distance of 80.10 feet to a point; thence South 87 degrees 59 minutes 52 seconds West a distance of 21.16 feet to a point; thence South 02 degrees 00 minutes 08 seconds East a distance of 3.02 feet to a point; thence South 89 degrees 32 minutes 22 seconds East a distance of 92.55 feet to a point; thence North 87 degrees 59 minutes 52 seconds East a distance of 31.00 feet to a point; thence South 66 degrees 48 minutes 04 seconds East a distance of 18.79 feet to a point; thence South 89 degrees 47 minutes 59 seconds East a distance of 78.06 feet to a point; thence North 55 degrees 44 minutes 00 seconds East a distance of 7.49 feet to a point; thence North 02 degrees 00 minutes 08 seconds West a distance of 10.00 feet to the POINT OF BEGINNING, containing 1,601 square feet or 0.0368 acres, more or less.

Such hearing will commence at 9:00 a.m. on the 26th day of July, 2024, at Basehor City Hall, 1600 N. 158<sup>th</sup> St, Basehor, KS 66007, or on the following day without further notice, and may be continued thereafter from day to day or place to place until the same is concluded with respect to all properties involved in the action. Any party may appear in person or by an attorney and may present either oral or written testimony by the landowner or other witnesses at such hearing.

The court has set a deadline of no more than 45 days from June 26, 2024, for the filing of the awards of these appraisers with the clerk of the court, and any party dissatisfied with the award may appeal therefrom as by law permitted within 30 days from the day of filing.

A handwritten signature in blue ink, appearing to read "Josh W. Eames", written over a horizontal line.A handwritten signature in blue ink, appearing to read "David L. Carter", written over a horizontal line.A handwritten signature in blue ink, appearing to read "B. J. [unclear]", written over a horizontal line.

(Signatures of Appraisers)