

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

Case No. ZON2006-00039

Zone change request from SF-20 Single-family Residential to LC Limited Commercial.

Legally described as:

The E ½ of the SW ¼ of the NW ¼, and the E ½ of Government Lot 4, and the E ½ of the W ½ of Government Lot 6 in the NW ¼ of Section 27, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at a point in the North line of said Section and 867.8 feet East of the Northwest corner of said Section 27; thence south parallel with the East line of the SW ¼ of the NW ¼ of said Section 27, a distance of 452.0 feet; thence East parallel with the North line of said Section 27, a distance of 458.0 feet to a point in the East line of the NW ¼, NW ¼ of said Section 27; thence North along the East line of the NW ¼ of the NW ¼ of said Section 27, to the Northeast Corner of said NW ¼ of the NW ¼ of said Section 27; thence West to the point of beginning; and EXCEPT a tract of land in the E ½ of the SW ¼ of the NW ¼ of said Section 27, described as follows: Beginning at the Southeast corner of said SW ¼ of the NW ¼; thence North along the East line of said E ½ of the SW ¼ of the NW ¼, 237.7 feet; said East line having a bearing of North 0 degrees 24 minutes West; thence South 89 degrees 46 minutes West, 19.4 feet; thence North 85 degrees 28 minutes West, 301.0 feet; thence North 78 degrees 55 minutes West to a point on the West line 293.1 feet North of the Southwest corner of said E ½ of the SW ¼ of the NW ¼ Section; thence South 0 degrees 27 minutes East, 293.1 feet to the South line of said Quarter section; thence North 89 degrees 58 minutes East along said South line to the place of beginning, TOGETHER with the W ½ of the SW ¼ of the NW ¼; the W ½ of Government Lot 4 in the NW ¼; and the W ½ of the W ½ of Government Lot 6, all lying in said Section 27; EXCEPTING THEREFROM, as it may affect the last described three tracts, the following described properties: A tract of land in the S ½ of the NW ¼ of said Section 27, described as follows: Beginning at a point on the West line 417.42 feet North of the SW corner of said Quarter Section, said West line having a bearing of N00°31'W; FIRST COURSE, thence N89°46'E, 111.3 feet; SECOND COURSE, thence N07°23'W, 595.5 feet; THIRD COURSE, thence S89°31'W, 40.0 feet to the West line of said Quarter Section; FOURTH COURSE, thence S00°31'E, 590.7 feet along said West line to the place of beginning; and EXCEPT a

tract of land in the W ½ of the SW ¼ of the NW ¼ of said Section 27, described as follows: Beginning at the SE corner of said W ½ of the SW ¼ of the NW ¼; thence North along the East line thereof, 293.1 feet, said East line having a bearing of N00°27'W; thence N78°55'W, to a point 417.42 feet East of the West line of said Quarter Section; thence S 00°27'E, 342.3 feet, more or less, to the South line of said Quarter Section; thence N89°58'E along said South line to the place of beginning; and EXCEPT the following described tract: 4 acres in the form of a square in the NW corner of the NW ¼ of said Section 27; and EXCEPT a tract described as follows: Beginning at the SW corner of the said NW ¼, thence North 417.42 feet; thence East 417.42 feet; thence South 417.42 feet to the South line of said NW ¼; thence West 417.42 feet to the point of beginning; and EXCEPT a tract described as follows: Beginning at a point 447.43 feet South of the NW corner of said Section 27; thence East 208.72 feet; thence South 417.44 feet; thence West 208.72 feet; thence North 417.44 feet to the point of beginning; and EXCEPT a tract described as follows: Beginning at a point 1233 feet North of the SW corner of said NW ¼, thence East 250 feet; thence North 115 feet; thence West 250 feet; thence South 115 feet, to the point of beginning; and EXCEPT a tract of land described as follows: Beginning at the NE corner of the W ¼ of Government Lot 6, in said Section 27; thence South 417.5 feet, thence West parallel with the North line of Government Lot 6, 208,75 feet, thence North 417.5 feet to the North line of Government Lot 6, thence East to the place of beginning, and EXCEPT a tract of land in the W ½ of the SW ¼ of the NW ¼ of said Section 27 described as follows: Commencing at the SW corner of the W ½ of said SW ¼ of the NW ¼; thence on an assumed bearing of N88°55'12"E, 201.424 meters (660.84 feet) along the South line of said W ½ to the East line of the W ½ of said SW ¼ of said NW ¼; thence N01°32'42"W, 89.337 meters (293.10 feet) along said East line to the Northerly right-of-way line of the existing highway; thence N79°41'04"W, 54.474 meters (178.72 feet) along said Northerly right-of-way line to the point of beginning; FIRST COURSE, thence N70°02'07"W, 22.534 meters (73.93 feet) to said Northerly right-of-way line, SECOND COURSE, thence S01°35'23"E, 3.860 meters (12.66 feet) along said Northerly right-of-way line; THIRD COURSE, thence S79°41'04"E, 21.419 meters (70.27 feet) along said Northerly right-of-way line to the point of beginning, all being subject to road rights-of-way of record.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

DAVID M. UNRUH	<u>AYE</u>
MICHAEL B. O'DONNELL, II	<u>AYE</u>
DAVID T. DENNIS	<u>AYE</u>
RICHARD RANZAU	<u>AYE</u>
JAMES M. HOWELL	<u>AYE</u>

DATED this 7th day of June, 2017.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

DAVID M. UNRUH, Chairman
Commissioner, First District

ATTEST:

KELLY B. ARNOLD
County Clerk

APPROVED AS TO FORM ONLY:

JUSTIN M. WAGGONER
Assistant County Counselor