

BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS

RESOLUTION NO. 18- 41

A RESOLUTION AMENDING THE
OFFICIAL ZONING DISTRICT MAP OF FRANKLIN COUNTY, KANSAS

WHEREAS, the Franklin County Planning Commission of Franklin County, Kansas, received an application for a Zone Change from Marlene Laird to rezone approximately 0.756 acres, described as Tract 1, from an R-3A (Single Family Residential Three Acre) District to an A-1 (Agriculture) District and 7.469 acres, described as Tract 2, from an A-1 (Agriculture) District to an R-E (Residential Estate) District and 2.244 acres, described as Tract 3, from an R-3A (Single Family Residential Three Acre) District to an R-E (Residential Estate) District. The property described below lies outside any incorporated city and is described as follows:

TRACT 1:

All that part of the Southwest Quarter of Section 16, Township 19 South Range 20 East, Franklin County Kansas, as described in Warranty Deed, Book 246, Page 180, recorded August 18, 1994 in Registry of Deeds Franklin County Kansas being more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 16, also being the Northwest Corner of said Warranty Deed; THENCE North 87 degrees 40 minutes 34 seconds East, along the North line of the Southwest Quarter of said Section 16, also being the North line of said Warranty Deed, a distance of 425.00 feet to the Point Of Beginning of the Tract of Land to be described herein: THENCE continuing along the North line of the Southwest Quarter of said Section 16, also being the North line of said Warranty Deed, a distance of 143.17 feet to the Northeast Corner of said Warranty Deed; THENCE South 2 degrees 10 minutes 19 seconds East along the East line of said Warranty Deed, also being parallel to the West line of the Southwest Quarter of said Section 16, a distance of 230.00 feet to the Southeast Corner of said Warranty Deed; THENCE South 87 degrees 40 minutes 34 seconds East along the South line of said Warranty Deed, also being parallel with the North line of the Southwest Quarter of said Section 16, a distance of 143.17 feet; THENCE North 2 degrees 10 minutes 19 seconds East, being parallel with the West line of the Southwest Quarter of said Section 16, a distance of 230.00 feet to the Point of Beginning, containing 0.756 acres, more or less.

TRACT 2:

All that part of the Northwest Quarter of Section 16, Township 19 South, Range 20 East, Franklin County Kansas, being more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of said Section 16, being the centerline of Nevada Road, also being the Southwest Corner of a tract of land as described in Warranty Deed book 251, Page 460, recorded November 18, 1994, in Franklin County Kansas; THENCE North 2 degrees 09 minutes 41 seconds West along the West line of the Northwest Quarter of said Section 16, being the centerline of Nevada Road, also being the West line of said Warranty Deed, a distance of 50.00 feet to the Northwest Corner of said Warranty Deed, also being the Point Of Beginning of the tract of land to be described herein: THENCE continuing North 2 degrees 09 minutes 41 seconds along the West line of the Northwest Quarter of said Section 16, also being the centerline of said Nevada Road, a distance of 744.94 feet; THENCE North 87 degrees 40 minutes 34 seconds East, also being parallel with the South line of the Northwest Quarter of said Section 16, a distance of 425.00 feet; THENCE South 2 degrees 09 minutes 41 seconds East, also being parallel with the West line of the Northwest Quarter of said Section 16, a distance of 794.94 feet to a point on the South line of the Northwest Quarter of said Section 16; THENCE South 87 degrees 40 minutes 34 seconds West, along the South line of the Northwest Quarter of said Section 16, a distance of 175.00 feet to the Southeast Corner of said Warranty Deed; THENCE North 02 degrees 09 minutes 41 seconds West along the East line of said Warranty Deed, a distance of 50.00 feet to the Northeast Corner of said Warranty Deed; THENCE South 87 degrees 40 minutes 34 seconds East along the North line of said Warranty Deed, being parallel with the South line of the Northwest Quarter of said Section 16, a distance of 250.00 feet to the Point of Beginning containing 7.469 acres, more or less, all in Franklin County Kansas.

TRACT 3:

A tract of land in the Southwest Quarter of Section 16, Township 19 South, Range 20 East of the Sixth Principal Meridian, described as follows: Commencing at the Northwest Corner of the North Half of said Quarter Section; THENCE South 2 degrees 10 minutes 19 seconds East a distance of 50.00 feet along the West line of said Quarter Section to the Point of Beginning; THENCE South 2 degrees 10 minutes 19 seconds East a distance of 230.00 feet along the West line of said Quarter Section THENCE North 87 degrees 40 minutes 34 seconds East a distance of 425.00 feet; THENCE North 2 degrees 10 minutes 19 seconds West a distance of 230.00 feet; THENCE South 87 degrees 40 minutes 34 seconds West a distance of 425.00 feet to the Point of Beginning, containing 2.244 acres, more or less, all in Franklin County Kansas.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the 25th day of September, 2018, notice of public hearing for said Zoning Change Request; and

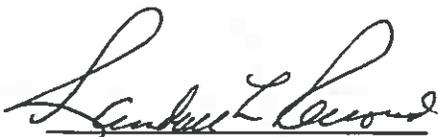
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on October 18th, 2018 regarding said Zoning Change Request; and

WHEREAS, the Franklin County Planning Commission, on October 18th, 2018 in regular session and by a unanimous vote of those members present, approved said Zoning Change request based upon certain findings of fact, whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

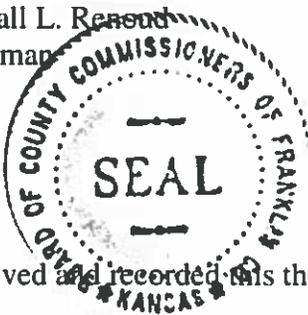
WHEREAS, the Franklin County Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all public comments and concerns regarding said Zoning Change, find that the rezoning of said property would not be detrimental to the surrounding properties and would be in compliance with the provisions of K.S.A. 12-753, the purpose and intent of the Franklin County Comprehensive Plan and the general welfare of the citizens of Franklin County.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby approve the rezoning of the above described tracts of land from an "R-3A" Single Family Residential Three Acre District to an "A-1" Agriculture District and from an "A-1" Agriculture District to an "R-E" Residential Estate District and from an "R-3A" Single Family Residential Three Acre District to an "R-E" Residential Estate District and that the Official Zoning District Map of Franklin County, Kansas be amended to reflect the approved zoning change.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 7th day of November, 2018. This action shall become effective upon publication in the official county newspaper.



Randall L. Rees
Chairman



FILED FOR RECORD
TIME 11:10 AM

(Original compared with record)

Msd.

NOV 14 2018

Book 287 Page 724
REGISTER OF DEEDS FRANKLIN CO., KS
INSTRUMENT # 3849



Janet Paddock
County Clerk

Received and recorded this the 7th day of November, 2018.