



**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 and Rule Exception from Angela Snider to rezone approximately 3.02 acres, described as New Tract A, from an A-1 (Agriculture) Zoning District to an R-3A (Single Family Residential Three Acre) Zoning District and to rezone approximately 17.00 acres, described as New Tract B, from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to rezone approximately 16.82 acres, described as Tract C, from an R-E (Residential Estate) Zoning District to an A-1 (Agriculture) Zoning District, including a rule exception as provided in Article 8, Section 8-1.01 of the County Subdivision Regulations to permit a reduction to the lot length-to-width ratio and lot frontage. The property described below lies outside any incorporated city and is described as follows:

New Tract A:

A tract in the Northwest Quarter of Section 1, Township 16 South, Range 19 East of the Sixth P.M., being described as follows by Bryon Cates PS 1208; Commencing at the Northwest Corner of the Northwest Quarter of said Section 1; THENCE North 88°29'10" East 149.22 feet on the North line of said Northwest Quarter to the True Point of Beginning; THENCE continuing North 88°29'10" East 382.60 feet on said North line of the Northwest Quarter; THENCE South 01°30'49" East 353.42 feet; THENCE South 88°29'10" West 327.02 feet; THENCE North 15°39'57" West 83.78 feet; THENCE North 35°17'32" West 75.98 feet; THENCE North 00°26'37" East 209.16 feet to the Point of Beginning, containing 3.02 acres, more or less, all in Franklin County Kansas.

New Tract B:

A tract in the Northwest Quarter of Section 1, Township 16 South, Range 19 East of the Sixth P.M., being described as follows by Bryon Cates PS 1208; Commencing at the Northwest Corner of the Northwest Quarter of said Section 1; THENCE North 88°29'10" East 30.60 feet on the North line of said Northwest Quarter to the East right-of-way of US-59 Highway and the True Point of Beginning; THENCE continuing North 88°29'10" East 118.62 feet on said North line of the Northwest Quarter; THENCE South 00°26'37" West 209.16 feet; THENCE South 35°17'32" East 75.98 feet; THENCE South 15°39'57" East 83.78 feet; THENCE North 88°29'10" East 327.02 feet; THENCE South 33°03'14" East 905.96 feet; THENCE South 01°29'55" East 1245.00 feet to the South line of said Northwest Quarter, and the East right-of-way of US-59 Highway; THENCE North 10°17'03" West 304.48 feet on the East right-of-way of US-59 Highway; THENCE North 26°35'41" West 305.94 feet on said right-of-way; THENCE North 34°26'25" West 1005.68 feet on said right-of-way; THENCE North 15°39'57" West 667.62 feet on said right-of-way; THENCE North 35°17'32" West 83.68 feet on said right-of-way; THENCE North 11°51'49" West 235.32 feet on said right-of-way to the Point of Beginning containing 17.00 acres, more or less, all in Franklin County Kansas.

Tract C:

Commencing at the Northwest Corner of the Northwest Quarter of Section 1, Township 16 South, Range 19 East of the Sixth P.M. being marked with a 5/8" iron bar with a 2" aluminum cap set by the State of Kansas; THENCE North 88°29'33" East 715.15 feet (715.41 feet State) to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 35, Township 15 South, Range 19 East of the Sixth P.M. being marked with a 5/8" iron bar with a 2" aluminum cap set by the State of Kansas; THENCE North 88°28'47" East 178.70 feet to a 1/2" iron bar on the South line of the Southeast Quarter of the Southeast Quarter of said Section 35 and the TRUE POINT OF BEGINNING; THENCE North 88°28'47" East 800.00 feet to a 1/2" iron bar on the South line of said Southeast Quarter of the Southeast Quarter said point is 342.58 feet West of the Southeast corner of the Southeast Quarter of said Section 35, Township 15 South, Range 19 East of the Sixth P.M.; THENCE South 01°31'13" East 1000.00 feet to a 1/2" iron bar; THENCE

bar; THENCE North 38°56'00" West 198.98 feet to a ½" iron bar; THENCE North 01°31'19" West 542.00 feet to the TRUE POINT OF BEGINNING, containing 16.82 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 June 26, 2021, notice of public hearing for said Zoning Change and Rule Exception Request; and

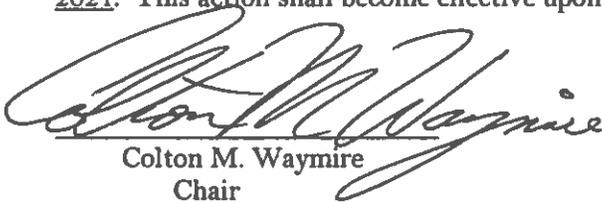
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on July 15, 2021 regarding said Zoning Change and Rule Exception Request; and

WHEREAS, the Franklin County Planning Commission, on July 15, 2021 in regular session and by a unanimous vote of those members present, approved said Zoning Change and Rule Exception 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 and Rule Exception, find that the rezoning and rule exception 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 A-1 (Agriculture) Zoning District to an R-3A (Single Family Residential Three Acre) Zoning District and from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and from an R-E (Residential Estate) Zoning District to an A-1 (Agriculture) Zoning District, including a rule exception as provided in Article 8, Section 8-1.01 of the County Subdivision Regulations to permit a reduction to the lot length-to-width ratio and lot frontage 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 18th day of August, 2021. This action shall become effective upon publication in the official county newspaper.


Colton M. Waymire
Chair

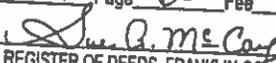
Received and recorded this the 18th day of August, 2021.


Janet Paddock
County Clerk



FILED FOR RECORD
TIME 8:35 A.M.

(Original compared with record)

Maw
AUG 19 2021
Book 301 Page 60 Fee _____

REGISTER OF DEEDS, FRANKLIN CO., KS
INSTRUMENT # 3806