

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING AGENDA**

Thursday, July 7, 2011
7:00 p.m.
Spring Hill Civic Center
401 N. Madison St.

CALL TO ORDER

ROLL CALL

Tobi Bitner
Janet Harms
Brian Haupt
Valerie Houpt

Bill Kiesling
Troy Mitchell
Michael Newton
Stephen Sly
Cindy Squire

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. Approval of Minutes
June 2, 2011

2. Conditional Use Permit
Case Number: CU-03-11
Request: Renew Communication Tower
Address: 19005 Webster St.
Applicant: SSC, Inc

3. Conditional Use Permit
Case Number: CU-04-11
Request: Renew Car Wash
Address: 22361 Harrison St.
Applicant: Big C

4. Final Plat
Case Number: FP-01-11
Request: Phase 1B
Address: Prairie Ridge Subdivision
Applicant: Don Margritier

DISCUSSION

5. Update on Growth Area Meetings

6. Update on Planning Commission Membership
Growth Area changes

ADJOURN

PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed.

*

* **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison, Spring Hill, KS 66083 (913-592-3664).

Memo

To: Spring Hill Planning Commission
From: Jim Hendershot, Community Development Director
CC: file
Date: June 21, 2011
Re: July 7, 2011 regular meeting

The following offers a brief explanation of items on the July 7, 2011 Planning Commission agenda. Please feel free to contact the Community Development Department 913-592-3664 if you have any questions.

- 1. Approval of Minutes:** June 2, 2011 meeting
- 2. Conditional Use Permit Renewal, Communications Tower, 19005 Webster, SSC, Inc., (T-Mobile):** In June 2006 CU-02-06 was approved for the installation of a communication tower located at 19005 Webster Street. The approval ordinance 2006-14 (included with packet) noted a five year renewal along with three conditions of approval. Also included with this packet you will find minutes from the June 1, 2006 Planning Commission meeting that addresses this issue. Staff finds the property in compliance with the conditional use permit and recommends approval of the renewal with the same conditions and five year renewal set forth in the original 2006 approval.
- 3. Conditional Use Renewal, Big C Carwash:** In June 2006 the conditional use permit for the Big C Car Wash was renewed for five years. The owners have submitted an application for renewal along with all required documents. Staff has reviewed the application and recommends approval of CU-04-11 with the condition of a five year renewal (June 2016).
- 4. Final Plat Revision, Prairie Ridge Phase 1B:** In 2009 the Planning Commission and City Council approved the reduction in scope of the Phase I Final Plat for Prairie Ridge Subdivision. This project is well underway with homes being constructed and the developer, Don Margritier now desiring to proceed with Phase IB. Phase IB consists of 16 lots bringing the total to 30 for Phases IA and IB combined. The total of the original Phase I Final Plat was 78 building lots. Research of the PC minutes from previous meetings reveals the recommendation to delay the required improvements to 199th Street. The Improvement Agreement identifies this road improvement as being addressed with Phase IB. As before, the developer requests and staff agrees, that the installation of the 199th Street turn lanes must be completed as a matter of traffic safety. However, with the limited amount of the area being developed the request is to further delay this road construction. It is staff's

recommendation to approve the Phase IB Final Plat with the stipulation in the Improvement Agreement that when an application for a building permit that exceeds 50% of the total lots from the Phase I Final Plat is received, the permit will not be issued until the 199th Street improvements are completed.

5. **Growth Area Meeting Update:** Public information meetings were held on June 21 & 22 by with the purpose of allowing Miami County staff an opportunity to meet with individual property owners and respond to specific questions. Staff will provide a review of these meetings.
6. **Update on PC membership related to Miami County Growth Area:** Staff will be presenting information to the Spring Hill City Council on June 23 related to the membership qualifications of the PC, and the recommendation of the Planning Commission for Miami County representation. Staff will provide an update based on this discussion.

The following minutes are subject to modification
And are not official minutes
Until approved by the Planning Commission

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
June 2, 2011**

Members Present: Tobi Bitner
Janet Harms
Brian Haupt
Troy Mitchell
Michael Newton
Steve Sly
Cindy Squire

Members absent: Valerie Houpt
Bill Kiesling

Staff Present: Jim Hendershot, Community Development Director
Mary Nolen, Community Development Assistant

CALL TO ORDER

Chairman Bitner called the meeting to order at 7:00 P.M.

ROLL CALL

Roll call by Mary Nolen.

APPROVAL OF AGENDA

Motion by Brian Haupt to approve the agenda.

Seconded by Cindy Squire. Motion passed 7 yes 0 no 0 abstention

FORMAL COMMISSION ACTION

1. Approval of Minutes: May 5, 2011

Motion by Cindy Squire to approve the minutes from May 5, 2011.

Seconded by Troy Mitchell. Motion passed 6 yes 0 no 1 abstention (Sly was not present)

**2. Conditional Use Permit Review
USD230**

Chair Bitner introduced the item, stating this is not a public hearing, and asking if there was any contact or conflict of interest. Ms. Squire noted that she is employed by USD230.

Mr. Hendershot described the combination of 3 CUP's for schools in 2006, and informed the Commission that since this is a review, there is no charge for this review. Doug Schwinn was in attendance to answer any question from the Commission.

Motion by Brian Haupt to approve the CUP for another 5 years..

Seconded by Troy Mitchell . Motion passed 7 yes 0 no 0 abstention

Note, this CUP will carry a new number as CU-01-11

**3. Conditional Use Permit Review
Spring Hill Cemetery**

Chair Bitner introduced the item, stating this is not a public hearing, and asking if there was any contact or conflict of interest. There being none, she asked Mr. Hendershot to proceed.

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Mr. Hendershot described the previous hearings on the cemetery, discussing the Cemetery Board and the condition of the location, which is very good. Mr. Mitchell asked about some issues with trash dumping, and mowing of property along the cul-de-sac, which is on cemetery property. The purpose was for a turn-around for emergency vehicles. There is no future plan for this area, and the plan is to leave it as it is. It was felt it won't be an issue to the residents of the cemetery either.

Motion by Brian Haupt to approve the CUP for another 5 years..
Seconded by Steve Sly. Motion passed 7 yes 0 no 0 abstention
Note, this CUP will carry a new number as CU-02-11

4. Update on the Miami County Growth Area

Mr. Hendershot notified the Commissioners of public meetings on the change to the growth area that will be held on June 21st and June 22nd at the Miami County Administration Building. These meetings will be held in the Commission Chambers at 201 S. Pearl St in Paola. On June 21st, the meeting will occur from 6-8 PM, and on June 22nd, from 2 to 4 PM. More information is available at (913) 294-9553.

5. Planning Commission Membership

With the transition of the growth area, Mr. Hendershot wanted to gather the Commission's thoughts on the make-up of the Commission. In investigating this issue, Mr. Hendershot became aware of a discrepancy in the City Code and Ordinances, and this requires correction. These documents will be investigated and those changes will come before the Planning Commissioners prior to the September date when the growth area will change, as well as removal of references to the growth area in our documents. They discussed the one mile zone around the City, and the three mile zone around the City as well.

The Commissioners talked about how many reps had been part of the Commission prior to the growth area, and possible methods of setting up the Commission, and who should be a part of the Planning Commission, what number should be from the County along with how many City reps there should be.

Motion by Brian Haupt to recommend to the City Council the deletion of section 1.902, change the second sentence in Section 17.101 to read "Commission shall contain one member from unincorporated Miami Co, and one member from unincorporated Johnson Co. within three miles of the city limits of Spring Hill."

Second by Troy Mitchell Motion passed 6 yes 1 no 0 abstention (Mitchell voted no, he does not feel we should limit the number of representatives for Miami County at this time.)

ADJOURN

Motion by Michael Newton to adjourn.
Second by. Cindy Squire. Motion passed unanimously.

Meeting adjourned at 7:35 PM.

Mary Nolen, Planning Secretary

**SPRING HILL PLANNING COMMISSION
CONDITIONAL USE STAFF REPORT**

Case #: CU-03-11

Meeting Date: July 7, 2011

Description: Renewal of Conditional Use for operation and maintenance of telecommunications tower facility.

Location: 19005 N. Webster Street

Applicant: SSC, Inc., Overland Park, KS

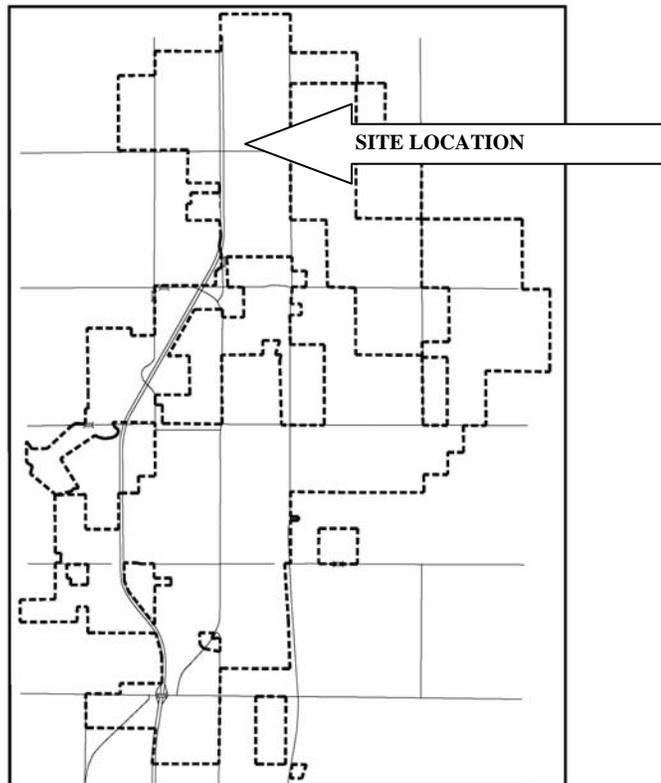
Engineer: N/A

Current Zoning: "M-1" Industrial

Site Area: 7.7 Acres (property) 2,500 sq. ft. tower site lease. **Number of Lots:** 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	"M1"	General Industrial	Industrial
North:	"M1"	General Industrial	Industrial
South:	"M1"	General Industrial	Industrial
East:	"M1"	General Industrial	Industrial
West:		Highway R-O-W	

Related Applications: CU-02-06





Zoning Map



BACKGROUND:

The applicant, SSC, Inc, has submitted an application for the renewal of a conditional use permit for operations and maintenance of a telecommunications tower facility located at 19005 N. Webster Street.

The previous conditional use permit was approved on June 22, 2006 (ordinance attached) with a five year renewal date. In addition, the conditional use approval contained conditions of no nighttime lighting except for a red obstruction warning light, no commercial advertising on the tower, and lease space for two additional carriers be provided.

All required notification of neighboring property owners has been completed with no comments received by staff. In addition the required publication of the public hearing notice was published in the official newspaper.

GOLDEN FACTORS:

The review of the proposed conditional use permit is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

1. **Neighborhood Character.** The surrounding area is industrial in use or vacant.
2. **Adjacent Zoning.** With the exception of the highway right-of-way to the west, all adjoining property is zoned industrial.
3. **Suitability for Current Zoning.** The site is zoned industrial which allows communication towers as a conditional use. The tower is in compliance with Section 17.336.A.7 as required by the industrial conditional use regulations contained in 17.330.C.4.
5. **Length of Time at Current Zoning.** The site has been zoned “M1” General Industrial for many years.
6. **Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.
7. **Conformance with Comprehensive Plan.** The proposed conditional use permit would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as industrial.

RECOMMENDATION:

Staff recommends the approval of CU-03-11 for a communications tower located at 19005 N Webster with the following conditions:

1. The conditional use permit is subject to renewal in five years (June, 2016).
2. There shall be no nighttime lighting of or on the tower except for the red obstruction warning lights
3. No commercial advertising shall be allowed on the tower
4. Space for at least two additional platforms shall be provided to lease to other companies

ATTACHMENTS:

1. Ordinance 2006-14
2. Planning Commission minutes June 1, 2006

ORDINANCE NO. 2006-14

**AN ORDINANCE OF THE CITY OF SPRING HILL, KANSAS, AUTHORIZING
CONDITIONAL USE PERMIT CU-2-06 (COMMUNICATION TOWER) 19005 NORTH
WEBSTER, JOHNSON COUNTY, KANSAS.**

WHEREAS, the Spring Hill Planning Commission did hold a public hearing on June 1, 2006, in accordance with the requirements as set forth in Section 17.354 of the Spring Hill Zoning Ordinance to consider a Conditional Use Permit to permit a communication tower, on the real property described in Section One below; and

WHEREAS, fourteen (14) days have passed since the hearing before the Planning Commission and no sufficient protest has been filed with the office of the City Clerk; and

WHEREAS, after reviewing all written and oral testimony presented at said hearing, the Planning Commission did recommend that the City Council approve Conditional Use Permit No. CU-2-06 (Communication Tower); and

WHEREAS, the City Council has reviewed the Conditional Use Permit along with the recommendations of the Planning Commission and professional planning staff.

**NOW, THEREFORE, BE IT ORDAINED THAT THE GOVERNING BODY OF
THE CITY OF SPRING HILL, KANSAS:**

SECTION ONE: Conditional Use Permit No. CU-2-06 is hereby approved for a communication tower for a period of five (5) years to commence upon the publication of this ordinance, located on the following tract of land located within Johnson County, Kansas:

[SEE EXHIBIT "A" ATTACHED HERETO]

The approval is subject to compliance with the following conditions and stipulations:

- 1) No nighttime lighting of or on the tower except for a red obstruction warning light;

- 2) No commercial advertising signs be allowed on the tower;
- 3) Lease space for at least two additional platforms on the tower shall be available to other companies.

SECTION TWO: The real property described in Section One shall be deemed to be authorized for a communication tower, pursuant to Section 17.354 of the Spring Hill Zoning Ordinance.

SECTION THREE: The zoning administrator is hereby authorized to amend the Official Zoning District Map of the City of Spring Hill, Kansas, in accordance with the above and foregoing changes in land use.

SECTION FOUR: This Ordinance shall take effect upon publication in the official city newspaper. All zoning regulations of Spring Hill, Kansas, effecting the use of the real property heretofore described, which are inconsistent with this ordinance are hereby made inapplicable to said property until the Conditional Use Permit is vacated or is declared null and void.

PASSED BY THE CITY COUNCIL this 22nd day of June, 2006.

APPROVED BY THE MAYOR this 22nd day of June, 2006.

/s/ Mark Squire
Mark Squire, Mayor

ATTEST:

/s/ Beverly A. Hayden
Beverly A. Hayden, City Clerk

APPROVED AS TO FORM:

/s/ Frank H. Jenkins, Jr.
**Frank H. Jenkins, Jr.,
City Attorney**

LEGAL DESCRIPTION-EXHIBIT A

Lot 3, Country Meadows Industrial Park, 2nd Plat, A Subdivision
in the City of Spring Hill, Johnson County, Kansas.

**SPRING HILL PLANNING COMMISSION
CONDITIONAL USE STAFF REPORT**

Case #: CU-04-11

Meeting Date: July 7, 2011

Description: Renewal of conditional use for operation of a car wash

Location: 22361 S. Harrison

Applicant: Big C, LLC (Brent Curry)

Engineer: N/A

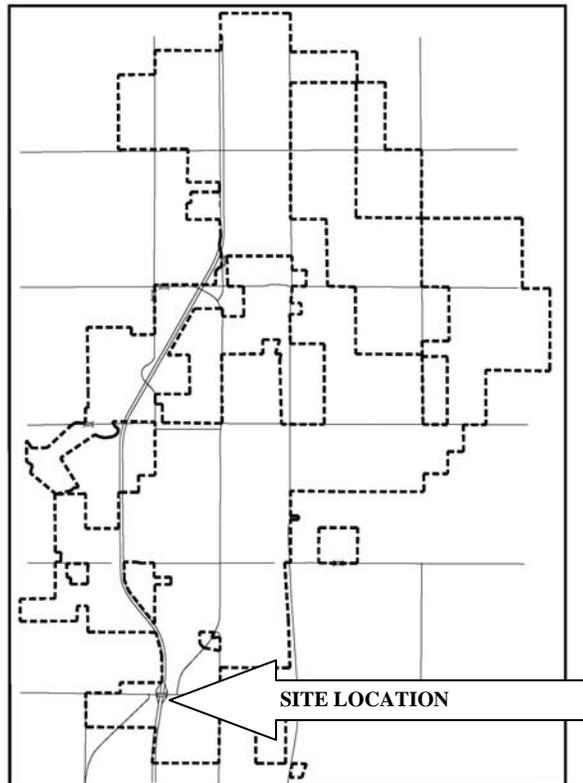
Current Zoning: C-2 General
Business

Site Area: 1.44 Ac.

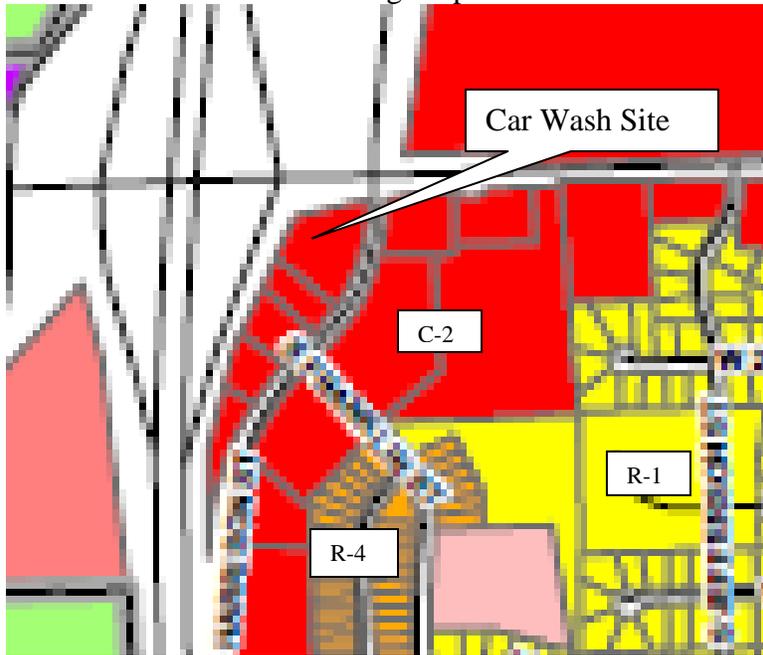
Number of Lots: 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	C-2	Retail	Mixed Use Commercial
North:	C-2	Road R-O-W	Mixed Use Commercial
South:	C-2	Retail	Mixed Use Commercial
East:	C-2	Retail	Mixed Use Commercial
West:		Highway R-O-W	

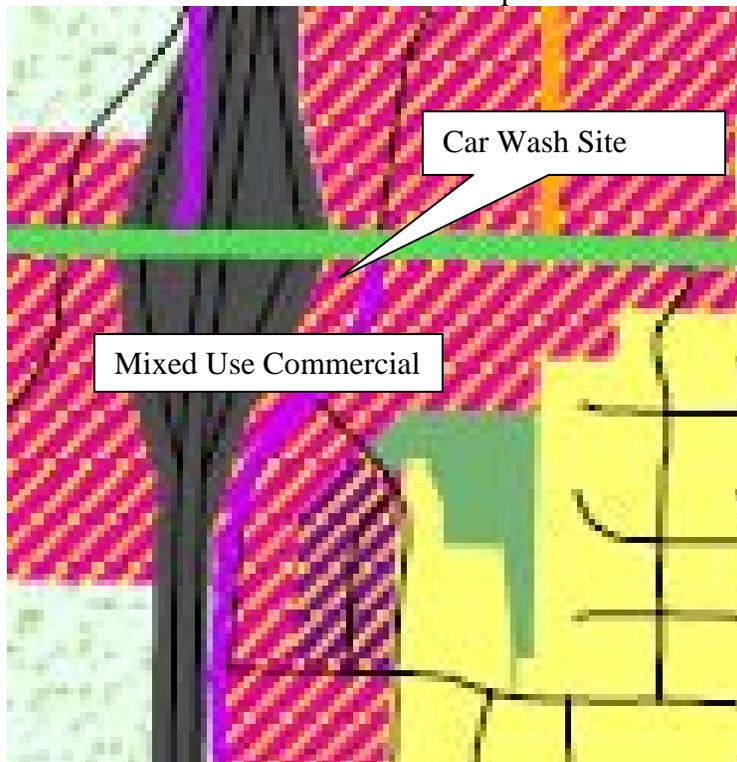
Related Applications: CU-04 -06



Zoning Map



Future Land Use Map



BACKGROUND:

The applicant, Big C, LLC, has submitted an application for the renewal of a conditional use permit for the operation of a car wash located at 22361 S. Harrison.

Initially approved and constructed in 2001 and renewed in 2006 the conditional use permit stipulates a five-year renewal requirement (ordinance attached).

All required notification of neighboring property owners has been completed with no comments received by staff. In addition the required publication of the public hearing notice was published in the official newspaper.

GOLDEN FACTORS:

The review of the proposed conditional use permit is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

1. **Neighborhood Character.** The surrounding area is commercial or highway right-of-way..
2. **Adjacent Zoning.** With the exception of the highway right-of-way to the west, all adjoining property is zoned general commercial.
3. **Suitability for Current Zoning.** The site is zoned general commercial which allows a car wash as a conditional use. The site is in compliance with Section 17.336.A.4 as required by the general commercial conditional use regulations contained in 17.326.C.4.
5. **Length of Time at Current Zoning.** The site has been zoned C-2 for many years with the initial approval for the car wash being in 2001 and renewed in 2006.
6. **Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.
7. **Conformance with Comprehensive Plan.** The proposed conditional use permit would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as mixed use commercial.

RECOMMENDATION:

Staff recommends the approval of CU-04-11 for a car wash located at 22361 S. Harrison with the following condition:

1. The conditional use permit is subject to renewal in five years (June, 2016).

ATTACHMENTS:

1. Ordinance 2006-16
2. Planning Commission minutes June 1, 2006

ORDINANCE NO. 2006-16

**AN ORDINANCE OF THE CITY OF SPRING HILL, KANSAS, AUTHORIZING
CONDITIONAL USE PERMIT CU-4-06 (CAR WASH) 22361 SOUTH HARRISON
STREET, MIAMI COUNTY, KANSAS.**

WHEREAS, the Spring Hill Planning Commission did hold a public hearing on June 1, 2006, in accordance with the requirements as set forth in Section 17.354 of the Spring Hill Zoning Ordinance to consider a Conditional Use Permit to permit a car wash, on the real property described in Section One below; and

WHEREAS, fourteen (14) days have passed since the hearing before the Planning Commission and no sufficient protest has been filed with the office of the City Clerk; and

WHEREAS, after reviewing all written and oral testimony presented at said hearing, the Planning Commission did recommend that the City Council approve Conditional Use Permit No. CU-4-06 (Car Wash); and

WHEREAS, the City Council has reviewed the Conditional Use Permit along with the recommendations of the Planning Commission and professional planning staff.

**NOW, THEREFORE, BE IT ORDAINED THAT THE GOVERNING BODY OF
THE CITY OF SPRING HILL, KANSAS:**

SECTION ONE: Conditional Use Permit No. CU-4-06 is hereby approved for a car wash for a term of five (5) years to commence upon the publication of this ordinance, located on the following tract of land located within Miami County, Kansas:

[SEE EXHIBIT "A" ATTACHED HERETO]

SECTION TWO: The real property described in Section One shall be deemed to be authorized for a car wash, pursuant to Section 17.354 of the Spring Hill Zoning Ordinance.

SECTION THREE: The zoning administrator is hereby authorized to amend the Official Zoning District Map of the City

of Spring Hill, Kansas, in accordance with the above and foregoing changes in land use.

SECTION FOUR: This Ordinance shall take effect upon publication in the official city newspaper. All zoning regulations of Spring Hill, Kansas, effecting the use of the real property heretofore described, which are inconsistent with this ordinance are hereby made inapplicable to said property until the Conditional Use Permit is vacated or is declared null and void.

PASSED BY THE CITY COUNCIL this 22ND day of June, 2006.

APPROVED BY THE MAYOR this 22nd day of June, 2006.

/s/Mark Squire

Mark Squire, Mayor

ATTEST:

/s/ Beverly A. Hayden
Beverly A. Hayden, City Clerk

APPROVED AS TO FORM:

/s/ Frank H. Jenkins, Jr
**Frank H. Jenkins, Jr.,
City Attorney**

LEGAL DESCRIPTION- EXHIBIT A

All that part of Lot C Blackhawk Plaza, a subdivision of land now in the City of Spring Hill, Miami County, Kansas, described as follows: Beginning at the Northeast corner of said Lot C; thence South $81^{\circ} 33$ minutes 52 seconds West, along the North line of said Lot C, a distance of 34.17 feet; thence South $77^{\circ} 52$ minutes 49 seconds West, along the North line of said Lot C, a distance of 207.40 feet, to the Northwest corner of said Lot C; thence South $23^{\circ} 51$ minutes 49 seconds West, along the West line of said Lot C, a distance of 125.40 feet; thence South $47^{\circ} 53$ minutes 37 seconds East, parallel to the South line of said Lot C, a distance of 257.29 feet, to a point on the East line of said Lot C; thence Northeasterly, along the East line of said Lot C, along a curve to the left having a radius of 520.00 feet, an initial tangent bearing of North $35^{\circ} 29$ minutes 01 seconds East, a central angle of $39^{\circ} 15$ minutes 13 seconds, a distance of 356.25 feet, to the point of beginning, in Miami County, Kansas. (Being a part of Lot C Blackhawk Plaza Subdivision; Lot C being 037 26 0 00 00 012.42.0)

BACKGROUND:

The applicant, Prairie Ridge Development has submitted an application for Phase 1B of Prairie Ridge Subdivision. In 2009 the Planning Commission approved a reduction in scope from Phase 1 due to economic conditions. The first phase of this reduction, Phase 1A, is complete with respect to the infrastructure and homes are under construction. Phase 1B continues the progress of the overall project of the Phase 1 Final Plat.

STAFF COMMENT:

There are 78 single-family lots in the original Phase 1 Final Plat of Prairie Ridge at Spring Hill that was approved in 2007. Phase 1A consisted of 13 lots and Phase 1B consists of 16 lots. The original Phase 1 Final Plat has not been changed in any manner. This phase continues the progress of the project in smaller phases.

Of primary concern with Phase 1A was the construction of turning lanes on 199th Street at the entrance to the subdivision. The Planning Commission recommended and the City Council approved the delay of this construction with further discussion on the issue to be taken up with Phase 1B of the project. Staff and the developer understand the importance of traffic safety with respect to development and increased population. However, this phase of the project remains below the 50% target as discussed in previous meetings of the Planning Commission. Staff and the developer also feel it is important to identify a precise trigger point for the 199th Street improvements. As a result, the Improvement Agreement for Phase 1B will identify any building permits beyond the 50% mark of lots contained in the original Phase 1 Final Plat as being denied until the 199th Street improvements are completed. In short, the 40th building permit application will be denied if the 199th Street improvements are not completed.

RECOMMENDATION:

Staff recommends approval of Prairie Ridge Phase 1B Final Plat with the following conditions;

1. Future submittals of Final Plat Phases within the original Phase 1 Final Plat will recognize that any building permit applications beyond 50% of the original Phase 1 Plat (40 of 78) will be denied pending the completion of the 199th Street improvements as identified in the traffic impact study. These improvements consist of a left turn lane for east bound traffic and right turn lane for west bound traffic.

Attachments: Final Plat Exhibit Phase 1B

Prairie Ridge at Spring Hill Phase 1B Exhibit
 June 1, 2011
 Scale: 1" = 120'

PHASE 1B - EXHIBIT
 PRAIRIE RIDGE AT SPRING HILL
 (LEGAL 1B1)

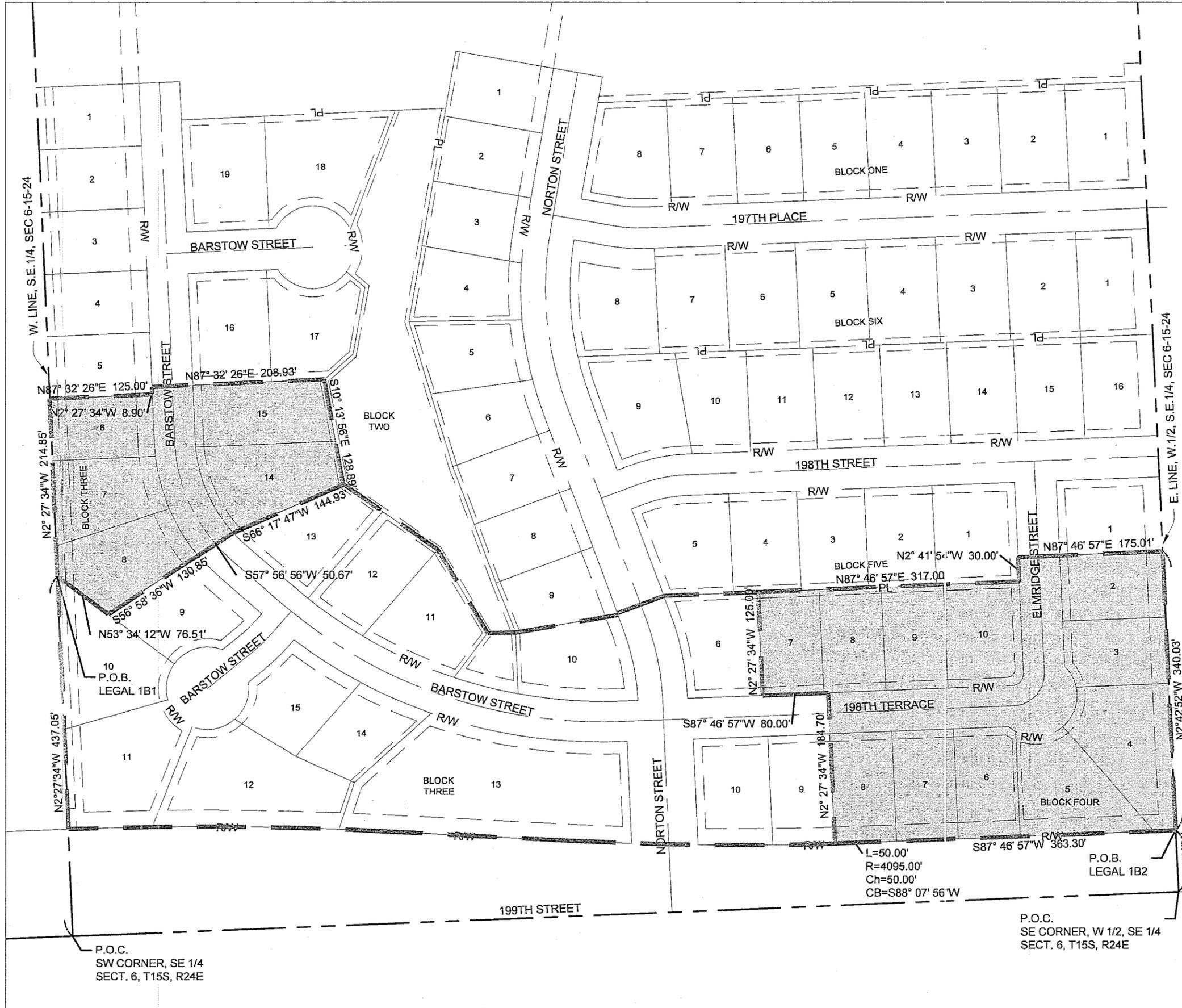
TWO TRACTS OF LAND IN THE RECORDED PLAT OF PRAIRIE RIDGE AT SPRING HILL, A SUBDIVISION IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

TRACT 1B1

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 15 SOUTH, RANGE 24 EAST; THENCE NORTH 02°27'34" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 437.05 FEET TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK THREE OF SAID SUBDIVISION; THENCE CONTINUING NORTH 02°27'34" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER, 214.85 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK THREE OF SAID SUBDIVISION; THENCE NORTH 87°32'26" EAST ALONG THE NORTHERLY LINE OF LOT 6, BLOCK THREE TO THE NORTHEAST CORNER OF SAID LOT 6, ALSO LYING ON THE WEST RIGHT OF WAY LINE OF BARSTOW STREET, 125.00 FEET; THENCE NORTH 02°27'34" WEST ALONG SAID WEST RIGHT OF WAY OF, 8.90 FEET; THENCE NORTH 87°32'26" EAST ALONG THE NORTHERLY LINE OF LOT 15, BLOCK TWO OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 15, 208.93 FEET; THENCE SOUTH 10°13'56" EAST ALONG THE EASTERLY LINE OF LOTS 14 AND 15, BLOCK TWO OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 14, 128.89 FEET; THENCE SOUTH 66°17'47" WEST ALONG THE SOUTHERLY LINE OF LOT 14, BLOCK TWO OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 14 ALSO LYING ON THE EAST RIGHT OF WAY LINE OF BARSTOW STREET, 144.93 FEET; THENCE SOUTH 57°56'56" WEST TO THE EASTERNMOST CORNER OF LOT 8, BLOCK THREE OF SAID SUBDIVISION ALSO LYING ON THE WEST RIGHT OF WAY LINE OF BARSTOW STREET, 50.67 FEET; THENCE SOUTH 56°58'36" WEST ALONG THE SOUTHERLY LINE OF LOT 8, BLOCK THREE OF SAID SUBDIVISION TO THE SOUTHERNMOST CORNER OF SAID LOT 8, 130.85 FEET; THENCE NORTH 53°34'12" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 8, BLOCK THREE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 8, 76.51 FEET TO THE POINT OF BEGINNING. CONTAINS 1.577 ACRES, MORE OR LESS.

TRACT 1B2

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 15 SOUTH, RANGE 24 EAST; THENCE NORTH 02°41'54" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER, 75.00 FEET TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK FOUR OF SAID SUBDIVISION; THENCE SOUTH 87°46'57" WEST, ALONG THE SOUTHERLY LINE OF LOTS 5, 6, 7, AND 8, BLOCK FOUR OF SAID SUBDIVISION AND THE NORTHERLY RIGHT OF WAY LINE OF 199TH STREET, 363.30 FEET; THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT FOR AN ARC LENGTH OF 50.00 FEET AND A RADIUS OF 4,095.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK FOUR OF SAID SUBDIVISION; THENCE NORTH 02°27'34" WEST, ALONG THE WESTERLY LINE OF LOT 8, BLOCK FOUR TO A POINT LYING ON THE SOUTHERN PROPERTY LINE OF LOT 8, BLOCK FIVE ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF 198TH STREET, 184.70 FEET; THENCE SOUTH 87°46'57" WEST ALONG SAID NORTH RIGHT OF WAY TO THE SOUTHWEST CORNER OF LOT 7, BLOCK FIVE OF SAID SUBDIVISION, 80.00 FEET; THENCE NORTH 02°27'34" WEST ALONG THE WESTERLY LINE OF LOT 7, BLOCK FIVE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 7, 125.00 FEET; THENCE NORTH 87°46'57" EAST ALONG THE NORTHERLY LINE OF LOTS 7, 8, 9 AND 10, BLOCK FIVE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ELMRIDGE STREET, 317.00 FEET; THENCE NORTH 02°41'54" WEST, ALONG SAID WEST RIGHT OF WAY OF SAID SUBDIVISION, 30.00 FEET; THENCE NORTH 87°46'57" EAST ALONG THE NORTHERLY LINE OF LOT 2, BLOCK FOUR OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 2, 175.01 FEET; THENCE SOUTH 02°41'54" EAST, ALONG THE EASTERLY LINE OF LOTS 2, 3 AND 4, BLOCK FOUR OF SAID SUBDIVISION AND SAID EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF SAID LOT 4, 340.03 FEET TO THE POINT OF BEGINNING. CONTAINS 3.287 ACRES, MORE OR LESS.



Civil Engineering
 Landscape Architecture
 Community Planning
 Surveying

Landplan Engineering, P.A.
 Lawrence, KS • Kansas City, MO • Columbus, OH
 The Woodlands, TX • Farmington Hills, MI
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 Lawrence, Kansas 66049
 Tel: (785)843-7530
 Fax: (785)843-2410
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