



PLANNING AND ZONING BOARD MEETING AGENDA

**Tuesday, February 28, 2023
7:00 PM**

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

A. CALL TO ORDER THE PLANNING AND ZONING BOARD

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Toby Meadows
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Scot Phillips	
<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Steve Conway	

D. SET/AMEND AGENDA

Motion made by (______). Seconded by (______). For____ Against____

E. APPROVAL OF DRAFT MINUTES

January 24, 2023 DRAFT meeting minutes

Motion made by (______). Seconded by (______). For____ Against____

F. COMMUNICATIONS

G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD

1. Review of LS-2023-01, application of the City of Valley Center, KS, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the petitioner will be purchasing and having the owner's consent, this property currently addressed as 9014 N. Meridian Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2023-01. Seconded by_____. For____ Against____

2. Review of LS-2023-02, application of Gaylan Nett, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the petitioner owns, which is currently addressed as 2116 E. Ford St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____

- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2023-02. Seconded by_____. For____ Against____

H. OLD/UNFINISHED BUSINESS

I. NEW BUSINESS

J. STAFF REPORTS

K. ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Toby Meadows
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Scot Phillips	
<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Steve Conway	

L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD

Motion made by _____. Seconded by _____. For____ Against____

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Ryan Shrack (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.

PLANNING AND ZONING BOARD MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Tuesday, January 24, 2023 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:02 P.M. with the following members present: Scot Phillips, Paul Spranger, Rick Shellenbarger, and Steve Conway

Members Absent: Brian Shelton and Toby Meadows

City Staff Present: Brent Clark, Ryan Shrack, and Brittney Ortega

Audience: none

AGENDA: A motion was made by Chairperson Janzen and seconded by Board Member Shellenbarger to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the August 23, 2022, meeting minutes. The motion was seconded by Vice Chairperson Spranger. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD:

1. Review of RZ-2023-01, application of Jose Marquez, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned RR-1, which is the City's designation for a suburban residential district, to R-1B, which is the City's designation for a single-family residential district. The property is known as the Arbor Valley subdivision and is located north of Ford Street and west of Craig Street, Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:05 PM

R. Shrack gave a summary of his report with the board. This will still maintain a single-family status. This rezoning will allow for additional buildable space. This subdivision will be using advance wastewater systems. These systems take up a significant amount of space especially where the lateral fields are. That space must remain open. Nothing can be built on top of this area. Allowing this rezoning will reduce the building setbacks which will allow for a larger buildable space for the future homeowners. R. Shrack did receive one phone call from the public in response to the public notices that were sent out. This call was not in opposition but looking for clarification. Chairperson Janzen inquired about reasoning for standard setbacks. R. Shrack responded that building setbacks go in part to health and safety but also to aesthetics and the overall look of the neighborhood. Vice Chairperson Spranger inquired about these lots being in or above the floodplain. R. Shrack informed the board that these lots are all in Zone X and not in or near the floodplain.

Chairperson Janzen closed the hearing for comments from the public: 7:10 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-01. Motion was seconded by Vice Chairperson Spranger. The vote was unanimous.

1. Review of RZ-2023-02, application of Jose Marquez, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned RR-1, which is the City's designation for a suburban residential district, to R-1B, which is the City's 2 designations for a single-family residential district. The property is known as the Marquez Acres subdivision and is located north of Ford Street and west of 2850 E. Ford Street, Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:11PM

R. Shrack gave a summary of his staff report. This area was platted back in 2020 and is four residential lots. This request is the same as the first application that was reviewed. This will allow for more buildable space for the future homeowners. These four lots will utilize a public water line and use the advance wastewater system. R. Shrack also informed the board that these lots are also in Zone X on the floodplain maps.

Chairperson Janzen closed the hearing for comments from the public: 7:13 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-02. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: City Administrator Brent Clark gave an update on the new pool and rec. facility. The sales tax that was passed in 2020 began being collected in April of 2021. The dollar amount that was collected surpassed the estimated amount. This has allowed for the project to grow. Consultants, engineers, a construction company, and architects were hired in May/June of 2022 to begin the next phase. Lions Park was included in that process as well. The existing outdoor pool renovation has not changed, and that renovation is currently underway. City Council approved a \$900,000.00 renovation that will include but not limited to a new guttering system, shade structures, additional seating, deck panel replacement as well as expanding some decking. Lions Park pool is set to open in May as usual. The property north of the middle school that was purchased by the City is an ideal site for the new building. There is plenty of space to grow and expand along with the community. Site designs are in the process of being finalized. A community survey will be out showing renderings of the building along with questions for the public to answer and give feedback. Clark also explained that with the location and the partnership with the school the existing parking lot and new parking lot will be tied together creating an additional 200 parking stalls. Vice Chairperson Spranger requested an update on streets and thoroughfares for 2023. B. Clark gave updates on Ford St., Seneca St., Meridian Ave, and the intersection of Dexter and Ford.

R. Shrack reminded the board of the next meeting on February 28, 2023.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none

Paul Spranger-none

Brian Shelton-absent
Rick Shellenbarger-none
Scot Phillips-none
Steve Conway-none
Toby Meadows-absent

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 7:47 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Phillips. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

/s/ Ryan Shrack, Community Development Director

Gary Janzen, Chairperson



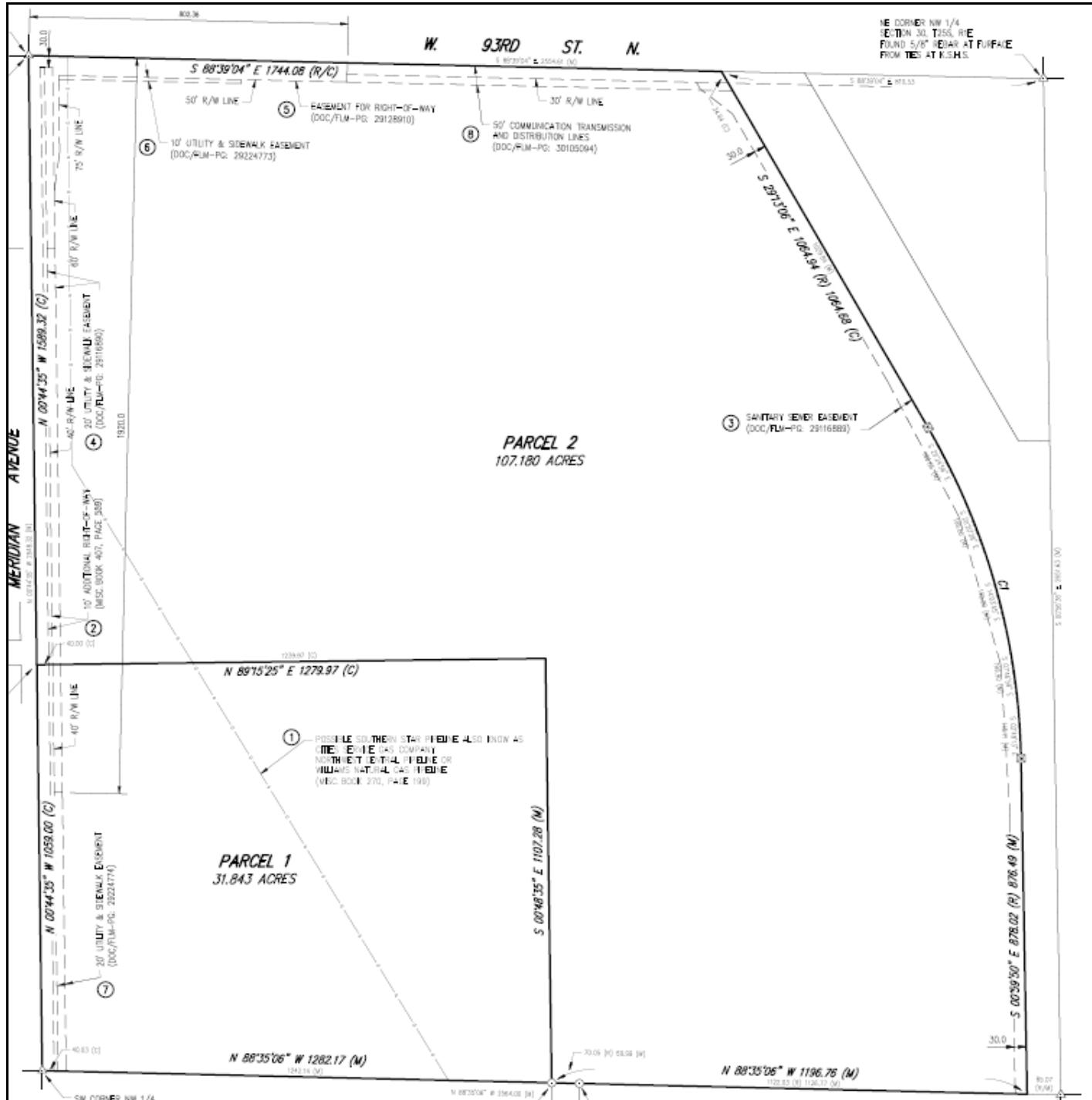
Date: February 21, 2023

To: City of Valley Center Planning and Zoning Board

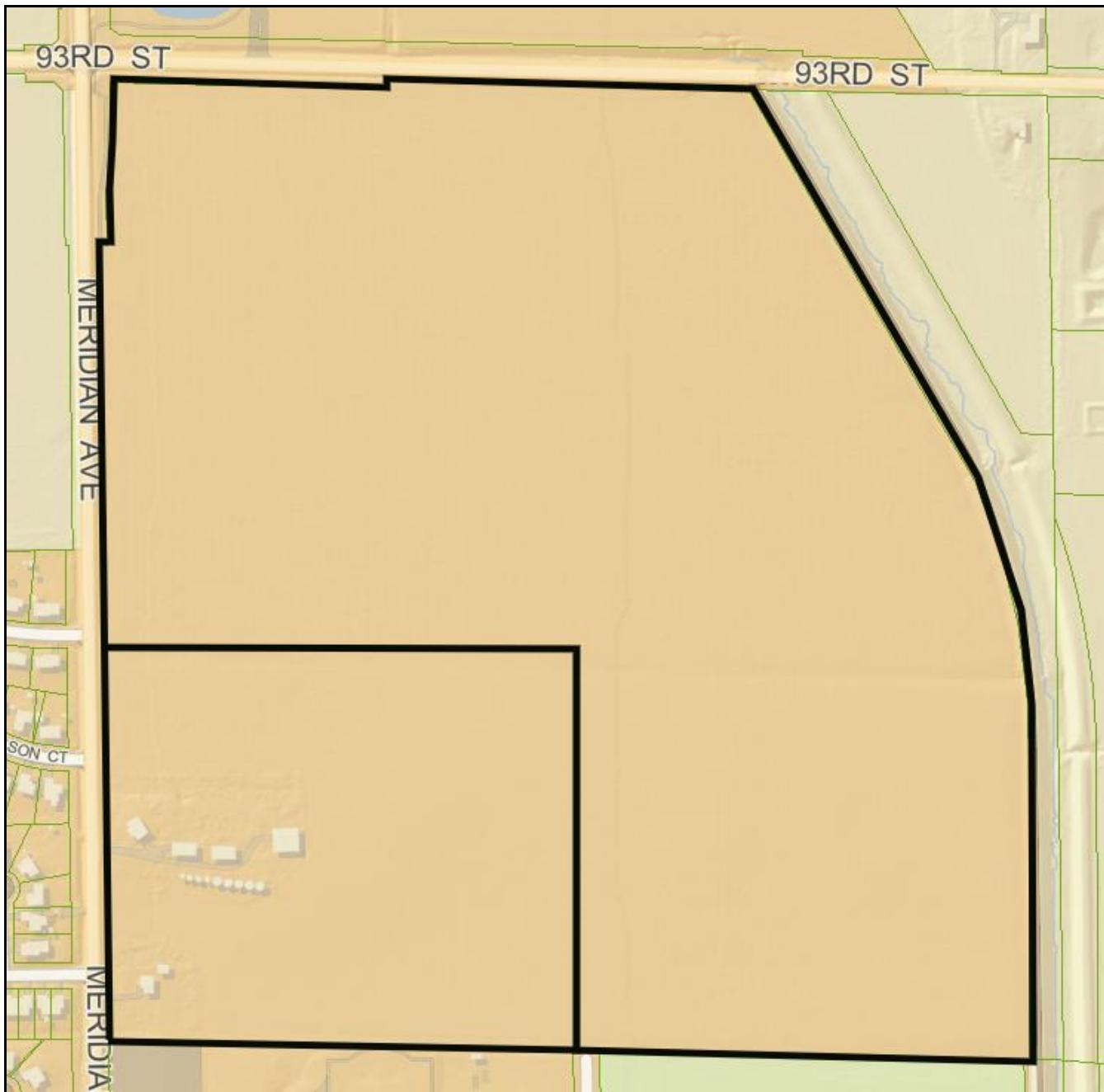
From: Ryan W. Shrack, *Community Development Director*

RE: Lot Split Application (LS-2023-01)

Petition: The City of Valley Center, KS, is petitioning for a lot split to divide the parcel of land located at 9014 N. Meridian Ave., Valley Center, KS 67147, into two lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (approximate boundaries in black):

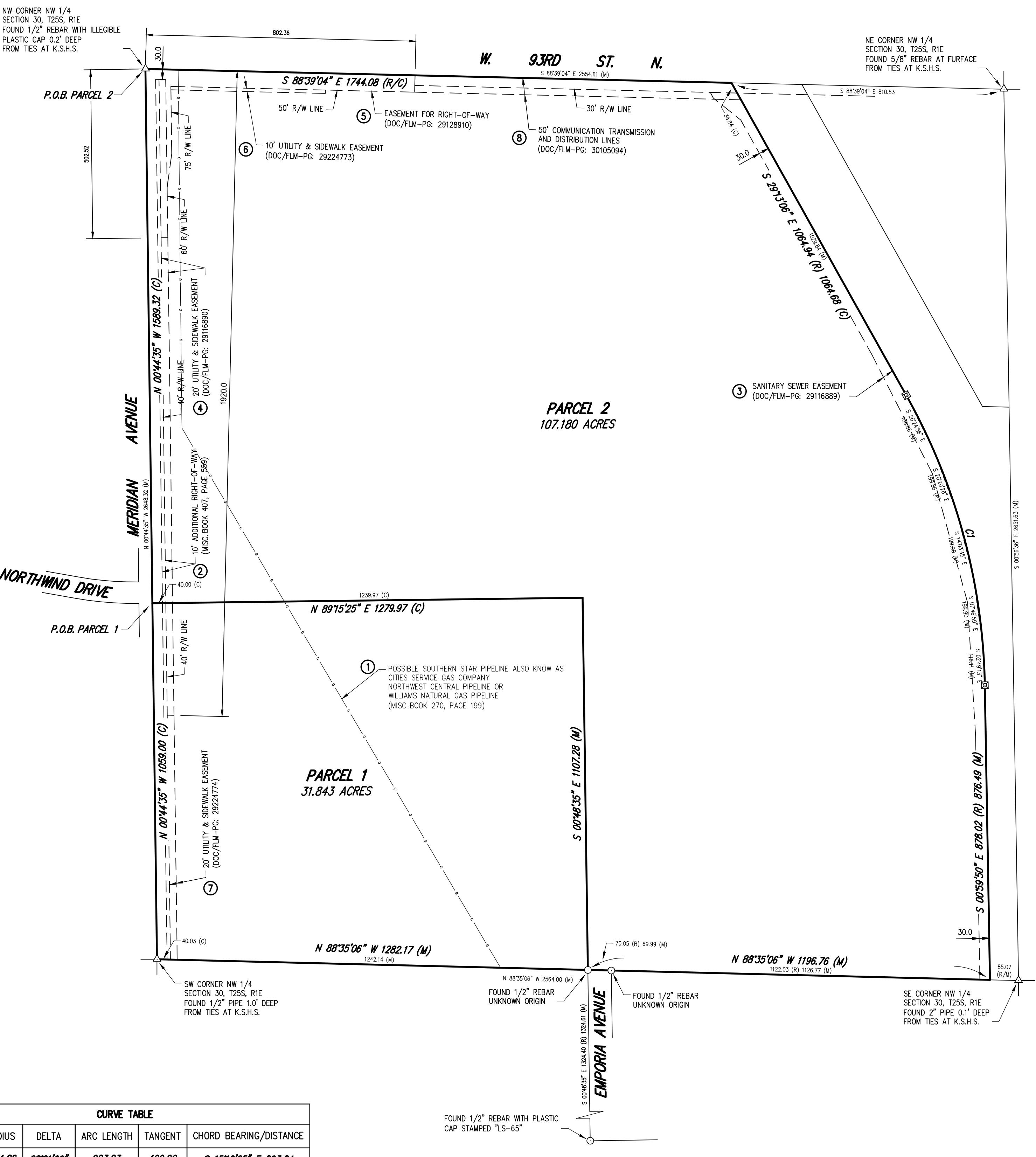


Staff Review Comments:

Currently, the lot in question is mainly used for agricultural purposes with some residential and agricultural buildings that are being demolished. The land is zoned RR-1 (Suburban Residential District) and was annexed into the City of Valley Center last year. Upon approval of this lot split, the applicant intends to purchase Parcel 1, which will be the future location of the new aquatic and recreation center. Parcel 2 will be developed into a new subdivision with planned residential and commercial uses. There will be platting and rezoning applications submitted for review later this year. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners and a public notice was published in *The Ark Valley News*. To date, no responses have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the February 28, 2023 meeting.

City staff recommends approval of this lot split application.

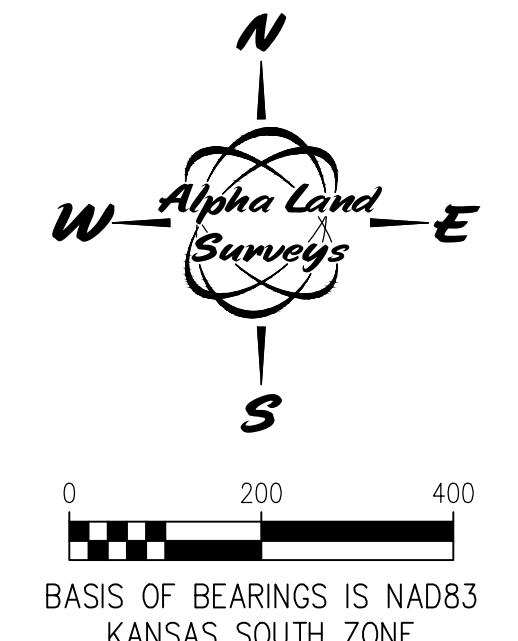


DESCRIPTIONS:
PARCEL 1:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, PREPARED BY LLOYD P. DORZWEILER, PS885 ON DECEMBER 20, 2022 AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 0044°35' EAST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1059.00 FEET FOR THE POINT OF BEGINNING; thence NORTH 88°25' EAST TO THE POINT OF BEGINNING OF THE EAST LINE OF SAID NORTHWEST QUARTER AS PLUNGED IN VALLEY CENTER SPORTS COMPLEX, A SUBDIVISION IN VALLEY CENTER, SEDGWICK COUNTY, KANSAS, THENCE SOUTH 0044°35' EAST ALONG THE EXTENSION OF SAID RIGHT-OF-WAY LINE 1107.28 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF SAID VALLEY CENTER SPORTS COMPLEX; THENCE NORTH 88°35'06" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1282.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 0044°35' WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1059.00 FEET TO THE POINT OF BEGINNING, CONTAINING 31.843 ACRES SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PARCEL 2:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, PREPARED BY LLOYD P. DORZWEILER, PS885 ON DECEMBER 20, 2022 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 88°39'04" EAST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1744.08 FEET TO THE WEST LINE OF THE BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS, (FLOOD CONTROL) AS RECORDED IN BOOK 120, PAGES 343, 344 ON FILE AT THE SEDGWICK COUNTY REGISTRY OF DEEDS, THENCE SOUTH 291°40'00" EAST ALONG THE WEST LINE OF SAID FLOOD CONTROL 1804.62 FEET; thence NORTH 0044°35'06" WEST ALONG THE EXTENSION OF SAID FLOOD CONTROL FOLLOWING THE POINT HAVING A RADIUS OF 1934.86 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID FLOOD CONTROL 903.03 FEET (CHORD BEARS SOUTH 151°07'25" EAST 903.84 FEET); thence SOUTH 0059°50'00" EAST WESTERLY LINE OF SAID FLOOD CONTROL 876.49 FEET (878.02 FEET, RECORD) TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 85.07 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; thence NORTH 88°35'06" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1986.76 FEET TO THE NORTHWEST CORNER OF VALLEY CENTER SPORTS COMPLEX, A SUBDIVISION IN VALLEY CENTER, SEDGWICK COUNTY, KANSAS, THENCE NORTH 0044°35' WEST ALONG THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF EMPORIA AVENUE AS PLUNGED IN VALLEY CENTER SPORTS COMPLEX 1107.28 FEET; thence SOUTH 0044°25'00" WEST ALONG THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF EMPORIA AVENUE AS PLUNGED IN VALLEY CENTER SPORTS COMPLEX 1282.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING 1059.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 0044°35'06" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1059.32 FEET TO THE POINT OF BEGINNING, CONTAINING 107.180 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SCHEDULE BII ITEMS (PER ALTA COMMITMENT FOR TITLE INSURANCE – COMMITMENT NO: 2503377)

- AN EASEMENT FOR PIPE LINE, RECORDED AS MISC. BOOK 6, PAGE 140. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- AN EASEMENT FOR PIPE LINE, RECORDED AS MISC. BOOK 61, PAGE 9. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- AN EASEMENT FOR PIPE LINE, RECORDED AS MISC. BOOK 100, PAGE 590. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- AN EASEMENT FOR PIPE LINE, RECORDED AS MISC. BOOK 126, PAGE 466. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- AN EASEMENT FOR PIPE LINE, RECORDED AS MISC. BOOK 270, PAGE 199. (AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT)
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PIPELINE CROSSING MERIDIAN ROAD NORTH OF VALLEY CENTER, KANSAS" FILED AUGUST 12, 1955 AS MISC. BOOK 350, PAGE 356. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HIGHWAY IMPROVEMENT", RECORDED AS MISC. BOOK 407, PAGE 559.
- TERMS AND PROVISIONS OF THE OIL AND GAS LEASE EXECUTED BETWEEN FRANK F. ROWLEY AND THELMA R. ROWLEY, LESSOR, AND B. F. SOWERS, LESSEE, FILED MAY 19, 1981, RECORDED IN/ON FILM 477, PAGE 527, TOGETHER WITH ALL SUBSEQUENT ASSIGNMENTS AND CONVEYANCES. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INTERLOCAL COOPERATION AGREEMENT 17, RESPECTING CERTAIN WATER AND SANITARY SEWER IMPROVEMENTS TO SERVE UNITED SCHOOL DISTRICT NO. 262, SEDGWICK COUNTY, KANSAS (VALLEY CENTER) AND THE CITY OF VALLEY CENTER, KANSAS" FILED DECEMBER 12, 2008 AS DOC.#/FLM-PG: 2902655. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- AN EASEMENT FOR CONSTRUCTION RECORDED AS DOC.#/FLM-PG 29116888. (EXPIRED, THEREFORE NOT NOTED)
- AN EASEMENT FOR SANITARY SEWER, RECORDED AS DOC.#/FLM-PG 29116889.
- AN EASEMENT FOR UTILITY AND SIDEWALK, RECORDED AS DOC.#/FLM-PG 29116890.
- AN EASEMENT FOR HIGHWAY MAINTENANCE, RECORDED AS DOC.#/FLM-PG 29128910.
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" FILED APRIL 5, 2010 AS DOC.#/FLM-PG: 29132186. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- AN EASEMENT FOR UTILITY AND SIDEWALK, RECORDED AS DOC.#/FLM-PG 29224773.
- AN EASEMENT FOR UTILITY AND SIDEWALK, RECORDED AS DOC.#/FLM-PG 29224774.
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" FILED JULY 22, 2011 AS DOC.#/FLM-PG: 29230558. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FINDINGS AND ORDER EXPANDING THE BOUNDARIES OF THE EQUUS BEDS GROUNDWATER MANAGEMENT DISTRICT NO. 2" FILED SEPTEMBER 6, 2017 AS DOC.#/FLM-PG: 29716403. (NOT SURVEY RELATED, THEREFORE NOT NOTED)
- EASEMENT FOR TRANSMISSION LINES, RECORDED AS DOC.#/FLM-PG: 30105094



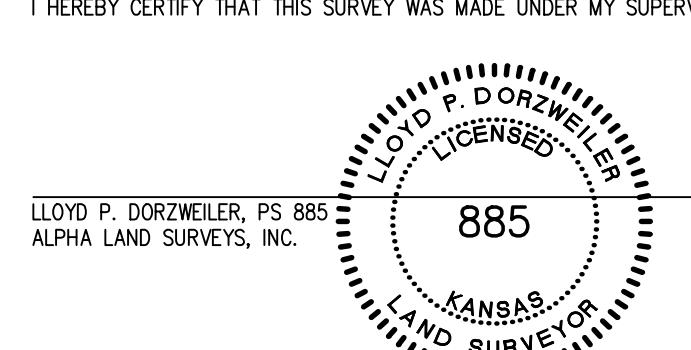
LEGEND

- - FOUND SURVEY MONUMENT
- △ - FOUND SECTION SUBDIVISION CORNER
- - FOUND "X" CUT IN CONCRETE
- - FOUND 3/4" REBAR IN CONCRETE MONUMENT
- ▲ - SET 1/2"X2" REBAR WITH PLASTIC CAP STAMPED ALPHA CLS-184
- - SET "X" CUT IN CONCRETE
- - RIGHT-OF-WAY MARKER
- R - RECORD
- M - MEASURED
- C - CALCULATED MEASURE
- PRO - PRORATED MEASURE
- P08 - POINT OF BEGINNING
- K.S.H.S. - KANSAS STATE HISTORICAL SOCIETY

GENERAL NOTES:

- SECTION CORNER REFERENCE TIES FILED WITH THE KANSAS STATE HISTORICAL SOCIETY AND THE SEDGWICK COUNTY PUBLIC WORKS DEPARTMENT AS REQUIRED BY KSA 1987 SUPP. 58-201
- NO TITLEDWORK WAS PROVIDED BY CLIENT FOR SUBJECT PROPERTY. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING SUBJECT PROPERTY MAY NOT BE SHOWN.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION ON DECEMBER 19, 2022.



COUNTY SURVEYOR CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

PATRICIA L. ROBELLO, P.S. 1246

SURVEY FOR	
CITY OF VALLEY CENTER	
SURVEY TYPE:	
LOT SPLIT	
Alpha Land Surveys, Inc.	
102 EAST 4TH AVENUE	
HUTCHINSON, KANSAS 67501	
PH: (620) 728-0012 FAX: (620) 728-0413	
SURVEY DATE: 12/16/2022	PLOT DATE: 12/25/2022
DRAWN BY: RDB	PROJ. NO.: 22020B
CHECKED BY: LPD	SHEET 1 OF 1



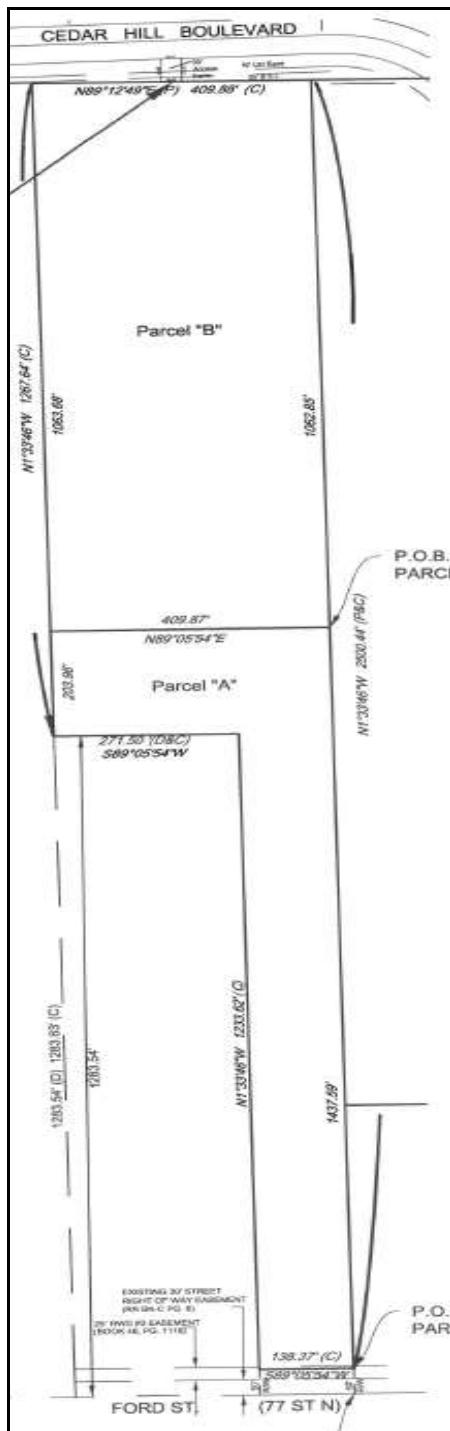
Date: February 21, 2023

To: City of Valley Center Planning and Zoning Board

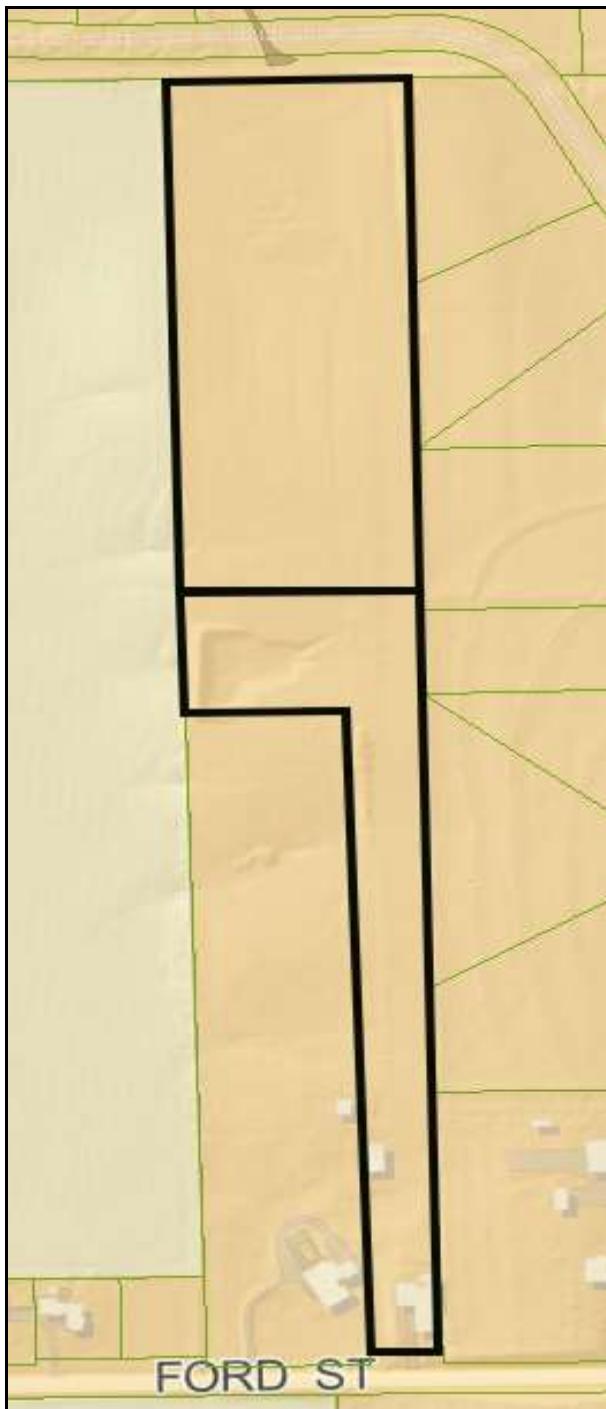
From: Ryan W. Shrack, *Community Development Director*

RE: Lot Split Application (LS-2023-02)

Petition: Gaylan Nett, is petitioning for a lot split to divide the parcel of land located at 2116 E. Ford St., Valley Center, KS 67147, into two lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (approximate boundaries in black):



Staff Review Comments:

Currently, the lot in question consists of one, single-family residence. All existing buildings and utility infrastructure will remain on the same lot. The land is zoned RR-1 (Suburban Residential District). The applicant's request letter and completed lot split survey document are attached to the end of this staff report. As noted in the applicant's letter, the intent is to sell Parcel A and develop Parcel B into a new residential development area in conjunction with Cedar Ridge Estates. A thirty (30) ft. access easement is being created for Parcel B so that it doesn't become a landlocked lot.

A public notice was sent out to all adjacent property owners and a public notice was published in *The Ark Valley News*. To date, no responses have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the February 28, 2023 meeting.

City staff recommends approval of this lot split application.

Applicant's Letter

LETTER OF INTENT

I, Gaylan Nett, Member of VCRC, LLC, owner of 2116 E Ford Street, Valley Center, Sedgwick County, Kansas, do hereby certify that the reason for the Lot Split for 2116 E Ford Street is to sell off approximately the south 5.8 acres with the house and the outbuildings along with the pond and to retain and develop the north 10 acres. Splitting off the north 10 acres will landlock said parcel and this is the reason for the 30-foot Access Easement to the north in Reserve "B". Future plans are to include this parcel as part of the replat process of a portion of Cedar Ridge Estates, Valley Center, Sedgwick County, Kansas:

As a result of the above-mentioned intent for the two parcels.

Signed this 30th day of January, 2023.

VCRC, L.L.C.



Gaylan Nett, Member

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF KANSAS)
CITY OF VALLEY CENTER)
SS)

I hereby certify that this lot split has been examined by the Valley Center City Planning Commission and found to comply with the Subdivision Regulations of the City of Valley Center, Kansas, and is therefore, approved for recording.

Date Signed _____, 2023

Chairperson

STATE OF KANSAS)
CITY OF VALLEY CENTER)
) SS
)

The foregoing instrument was acknowledged before this _____, day of _____, 2023
by _____.

Notary Public

My appointment expires.

LEGAL DESCRIPTIONS:

PARCEL "A":

Commencing at the Southeast Corner of the West Half of the Southwest Quarter of Section 32, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence N 1°33'46" W along the East line of said West Half a distance of 50.00 feet to a Point of Beginning; thence S 89°05'54" W parallel with the South line of said Southwest Quarter a distance of 138.37 feet; thence N 1°33'46" W parallel with the East Line of said West Half a distance of 1233.62 feet; thence S 89°05'54" W a distance of 271.50 feet; thence N 1°33'46" W parallel with said East Line of a distance of 203.96 feet; thence N 89°05'54" E parallel with said South Line a distance of 409.87 feet to said East Line of said West Half of said Southwest Quarter; thence S 1°33'46" E along said East Line a distance of 1437.59 feet to the Point of Beginning. *Written by Randall L. Elkins PS-1294, on January 30, 2023.*

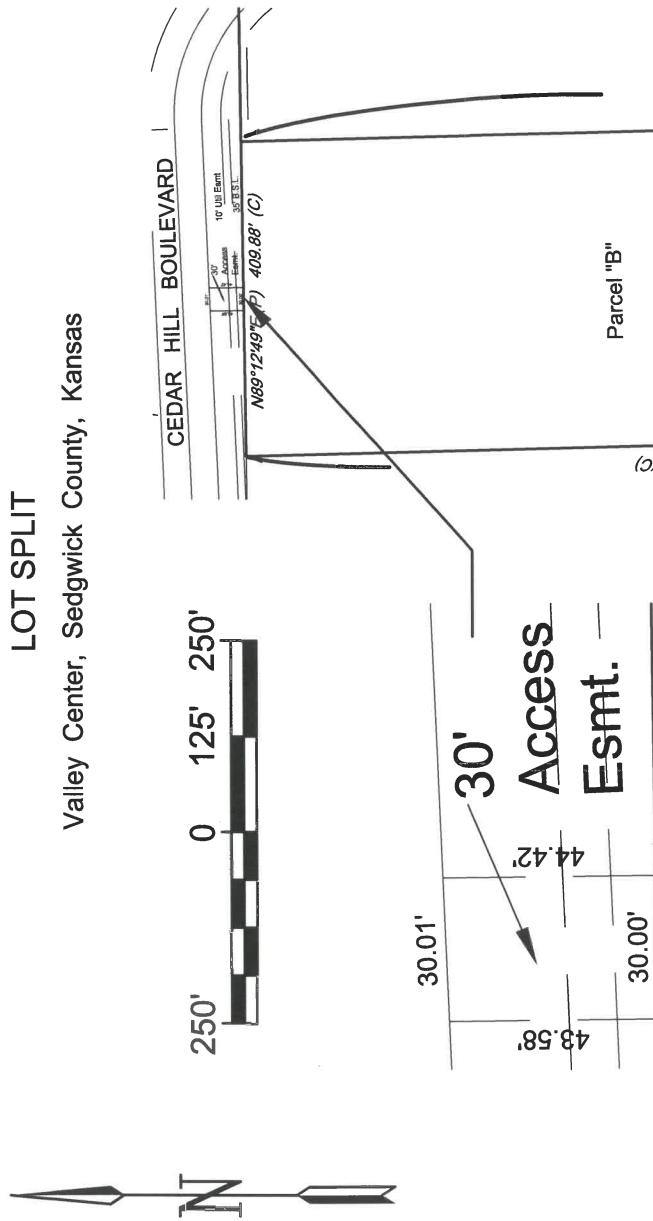
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25 South, Range 1 East of the Sixth Principal Meridian; thence N 1°33'46" W along the East Line of said West Half a distance of 1487.59 feet to a Point of Beginning; thence S 89°05'54" W parallel with the South line of said Southwest Quarter a distance of 409.87 feet; thence N 1°33'46" W parallel with the East Line of said West Half a distance of 1063.68 feet to the North Line of said Southwest Quarter, said Line also being the South Line of Reserve "B" as platted in Cedar Ridge Estates, Valley Center, Kansas; thence N 89°12'49" E along said North Line a distance of 409.88 feet to the Northeast Corner of said West Half, thence S 1°33'46" E along said East Line a distance of 1062.85 feet to the Point of Beginning. *Written by Randall L. Leone, MS-1294, on January 30, 2023.*



LOT SPLIT

Valley Center, Sedgwick County, Kansas



Access Easement by Separate Instrument

Parcel "A"

Legal Description on page 1
Square Feet: 254273.13 square feet more or less.
Acres: 5.84 acres more or less

Parcel "B"

RANDALL L ELKINS, PS#1294

Reviewed in accordance of K.S.A. 58-2005
on this _____, day of _____, 2023

Deputy County Surveyor
Sedgewick County, Kansas
Travis L. Bobbols DC#41246

DWG FILE: 23S04003 SURVEY BASE
PROJECT NUMBER: 23S04003

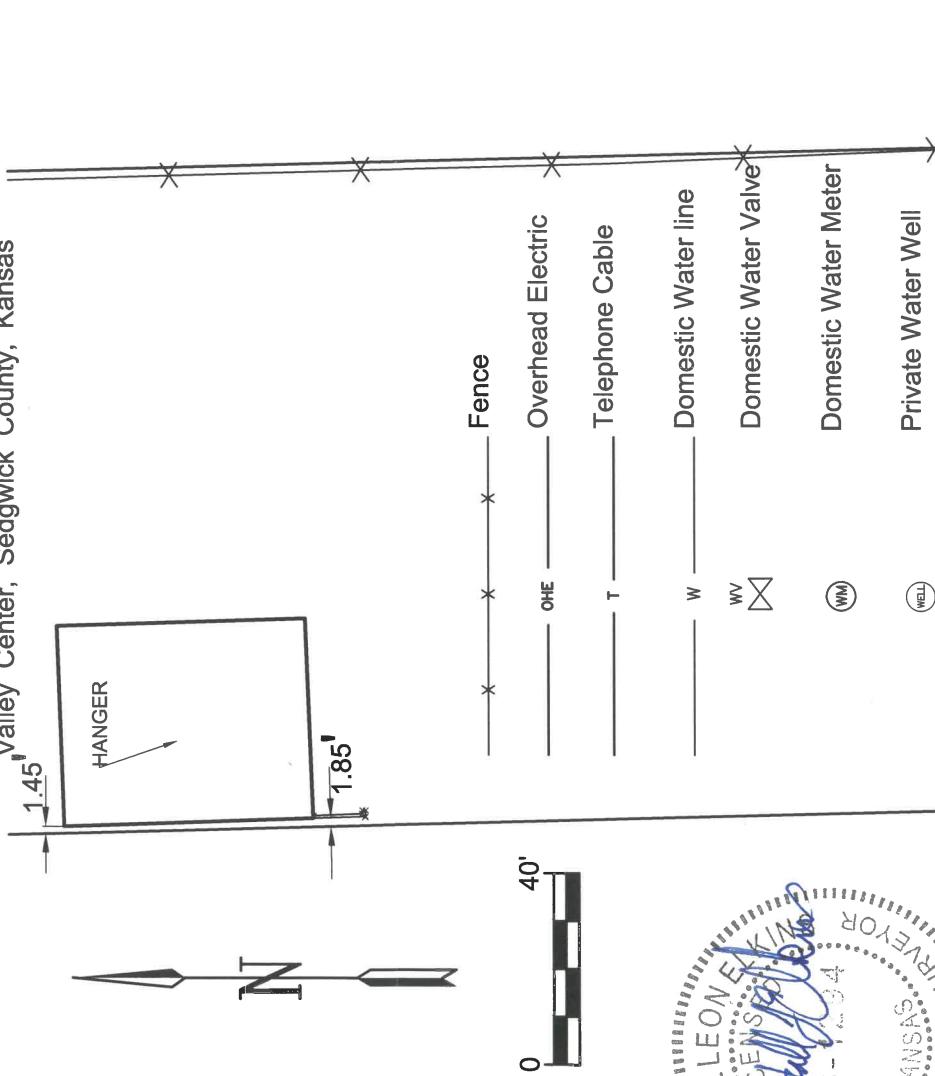
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P.O.C.
SE COR. W1/2,
SW 1/4, SEC 32,
T25S R1E

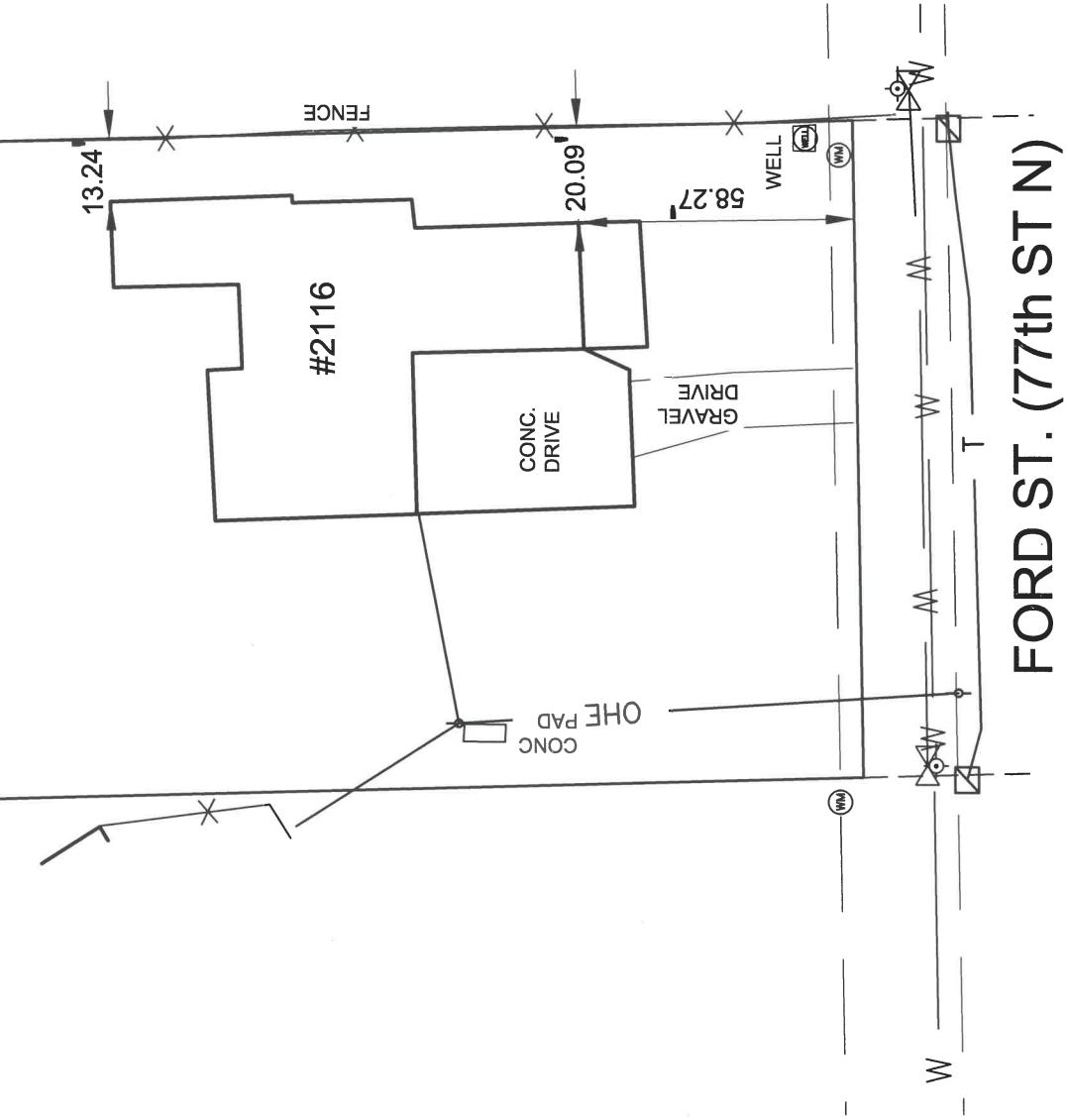
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Improvements AND Utilities EXHIBIT

Valley Center, Sedgwick County, Kansas



RANDALL L. ELKINS, PS#1294



FORD ST. (77th ST N)

DWG FILE: 23S04003 SURVEY BASE
PROJECT NUMBER: 23S04003