



## PLANNING AND ZONING BOARD MEETING AGENDA

Tuesday, August 23, 2022

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 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

July 26, 2022 DRAFT meeting minutes

Motion made by (\_\_\_\_\_). Seconded by (\_\_\_\_\_). For\_\_\_ Against\_\_\_

### F. COMMUNICATIONS

### G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD

1. Review of SD-2022-02, application of the City of Valley Center, KS, pursuant to City Code 16.04., who is petitioning for approval of a final plat for land located south of the intersection of Ford Street and Dexter Avenue (currently unaddressed), 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**) SD-2022-02. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

2. Review of RZ-2022-03, application of the City of Valley Center, KS, 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 C-2 and R-4, which is the City's designations for a general business district and high-density multiple-family residential district, respectively. This land is currently unaddressed,

but located south of the intersection of Ford Street and Dexter Avenue, 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**) RZ-2022-03. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

**H. OLD/UNFINISHED BUSINESS**

**I. NEW BUSINESS**

1. City of Valley Center CIP Presentation by Barry Smith. A draft of the 2023-2032 Valley Center CIP can be found at the following link:  
<https://valleycenterks.org/DocumentCenter/View/6382/CIP-2023-2032-Draft>

**J. STAFF REPORTS**

**K. ITEMS BY PLANNING AND ZONING BOARD MEMBERS:**

- |                   |                        |                 |
|-------------------|------------------------|-----------------|
| ___ Gary Janzen   | ___ Rick Shellenbarger | ___Toby Meadows |
| ___ Paul Spranger | ___ Scot Phillips      |                 |
| ___ Brian Shelton | ___ 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](mailto:communitydevelopment@valleycenterks.org) or by phone at (316)755-7320. For additional information on any item on the agenda, please visit [www.valleycenterks.org](http://www.valleycenterks.org) or call (316) 755-7320.*

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

Tuesday, July 26, 2022, 7:00 P.M.

**CALL TO ORDER:** Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Paul Spranger, Brian Shelton, Rick Shellenbarger, Scot Phillips, and Steve Conway.

**Members Absent:** Toby Meadows

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

**Audience:** Ron Colbert, Ryan Nett, Don Folger, Marc Stearman, Kurt Huiras, and Jake Vasa

**AGENDA:** A motion was made by Chairperson Janzen and seconded by Vice Chairperson Spranger to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Chairperson Janzen made a motion to approve the June 28, 2022, meeting minutes. The motion was seconded by Board Member Shellenbarger. Motion passed unanimously.

**COMMUNICATIONS:** None

**PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BZA:**

1. Review of SD-2022-02, application of the City of Valley Center, KS, pursuant to City Code 16.04., who is petitioning for approval of a preliminary plat for land located south of the intersection of Ford Street and Dexter Avenue (currently unaddressed), Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. This is currently a vacant property. This plat will include the creation of new lots as well as some reserve areas. Some purchase agreements have been approved by city council and signed.

Chairperson Janzen opened hearing for comments from the public: 7:06 PM

Chairperson Janzen asked about the width of the alley ways. R. Shrack responded that the alley way width will be 26 feet with no on street parking leaving room for emergency vehicles. Vice Chairperson Spranger inquired about the average square footage of the single-family homes. R. Shrack responded that approximate square footage would be 1500 square feet. Jake Vasa, Design Engineer, spoke and gave details on road widths, parking, utilities and drainage.

Chairperson Janzen closed the hearing for comments from the public: 7:16 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SD-2022-02. Motion was seconded by Board Member Conway. The vote was unanimous.

2. Review of SP-2022-04, application of VCRC, LLC, pursuant to City Code 17.12, who is petitioning to build ten multi-family residential buildings on property (not addressed) located east of the intersection of McLaughlin Drive and 6<sup>th</sup> Street, Valley Center, KS 67147.

R. Shrack shared a summary of his staff report with the board. Each unit will be between 2-3 bedrooms. Color scheme and final design are still being worked through with the developer. Each building will have designated parking and proposed landscaping. There will also be exterior lighting that will not spill over into adjacent residential properties.

Chairperson Janzen opened hearing for comments from the public: 7:21 PM

Ryan Nett, VCRC, spoke about the high demand for this type of property. Most units are 3 bedrooms, 2 bath and 1100 square feet. There will be multiple exterior facades.

Chairperson Janzen closed the hearing for comments from the public: 7:28 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SP-2022-04. Motion was seconded by Board Member Shelton. The vote was 5 in favor, 0 against, and 1 abstention by Board Member Shellenbarger.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**STAFF REPORTS:** R. Shrack informed the board that the next meeting will be held on Tuesday, August 23, 2022.

**ITEMS BY PLANNING AND ZONING BOARD MEMBERS:**

Gary Janzen-none  
Paul Spranger-none  
Brian Shelton-none  
Rick Shellenbarger-none  
Scot Phillips-none  
Steve Conway-none  
Toby Meadows-absent

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 7:29 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

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Ryan Shrack, Community Development Director

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Gary Janzen, Chairperson



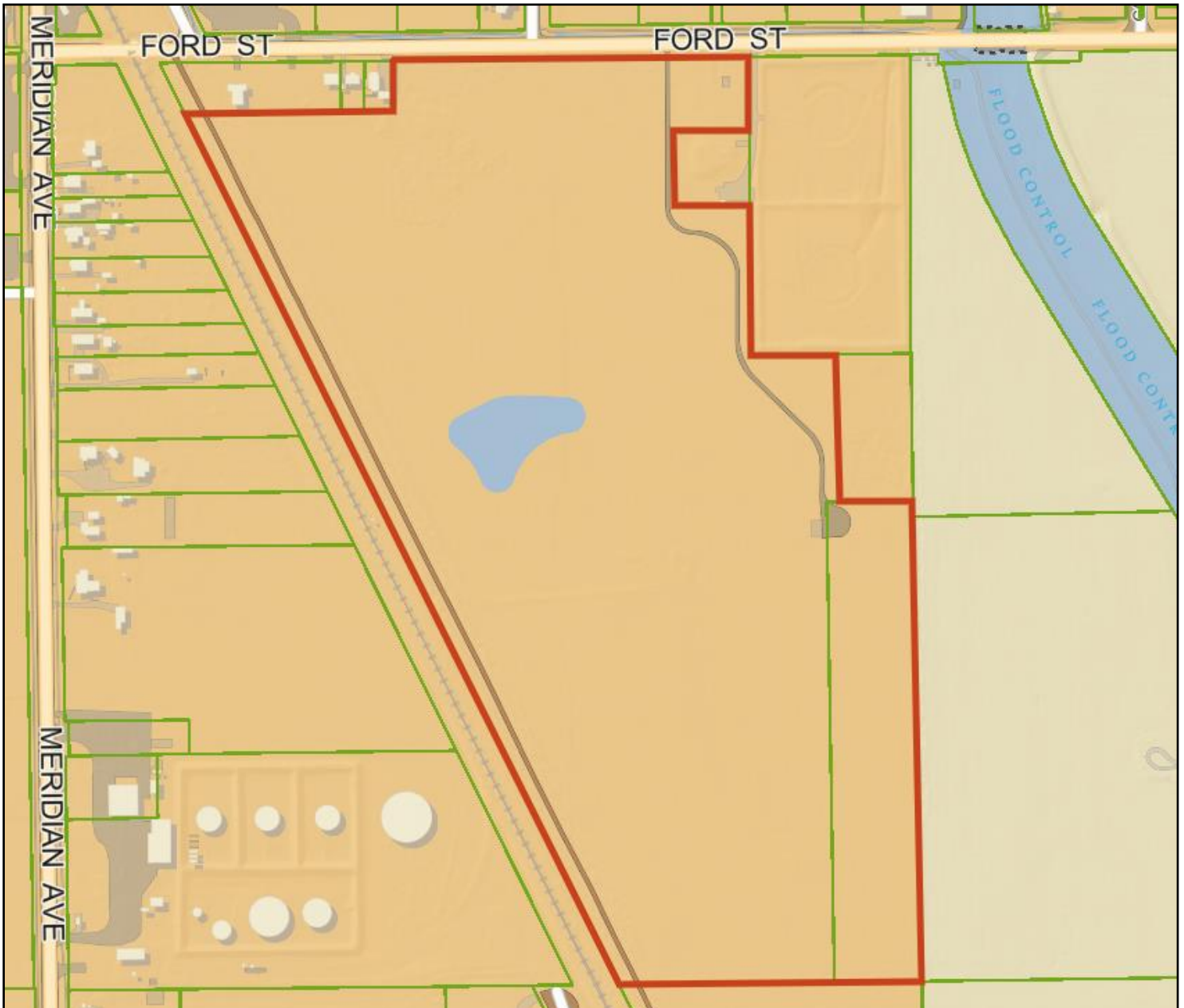
**Date:** August 16, 2022

**To:** City of Valley Center Planning and Zoning Board

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

**Final Plat Approval for Sunflower Valley Subdivision Plat (SD-2022-02)**

The City of Valley Center, KS, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat for the land (outlined in red below) currently not addressed, but located south of the intersection of Ford Street and Dexter Avenue, Valley Center, KS 67147.



**Applicant's Reasons for Platting:**

The City of Valley Center is in the process of selling off portions of this land for residential and commercial development. Purchase agreements between the City of Valley Center and various developers have been approved by City Council and, before these portions of land can formally be sold, platting needs to take place to create new legal descriptions/parcel boundaries.

**Staff Comments:**

The final plat has been reviewed by the City Staff Review Team, which has provided several comments/revisions that have been incorporated into the final plat documents, which are included as a separate attachment with this staff report. The preliminary plat meets all the requirements listed in the required contents section (16.05.01) for preliminary plats submitted to the City of Valley Center for approval. Once the preliminary plat is approved by the Planning and Zoning Board, the final plat for will be reviewed by City staff and the Planning and Zoning Board for approval (scheduled for the August 23, 2022 board meeting). This property is currently zoned RR-1 (Suburban Residential District), so a rezoning application will also be submitted for approval at the August 23, 2022 board meeting to change the zoning of this property from RR-1 to R-4 (High Density Multiple-Family Residential District) and C-2 (General Business District) in the respective development areas as noted on the attached plat plans. This plat will create a total of seven new parcels, along with four designated reserve areas.

A public notice was published in *The Ark Valley News*, along with letters sent to all property owners within 200 feet of the boundary of the proposed preliminary plat. As of the date of this report, there have been no written responses received in protest to this proposed preliminary plat.

**Staff Recommendation:**

City staff recommends approval of this final plat application and submitting it to City Council for final approval.



**Date:** August 16, 2022

**Present Zoning:** RR-1 (Suburban Residential District)

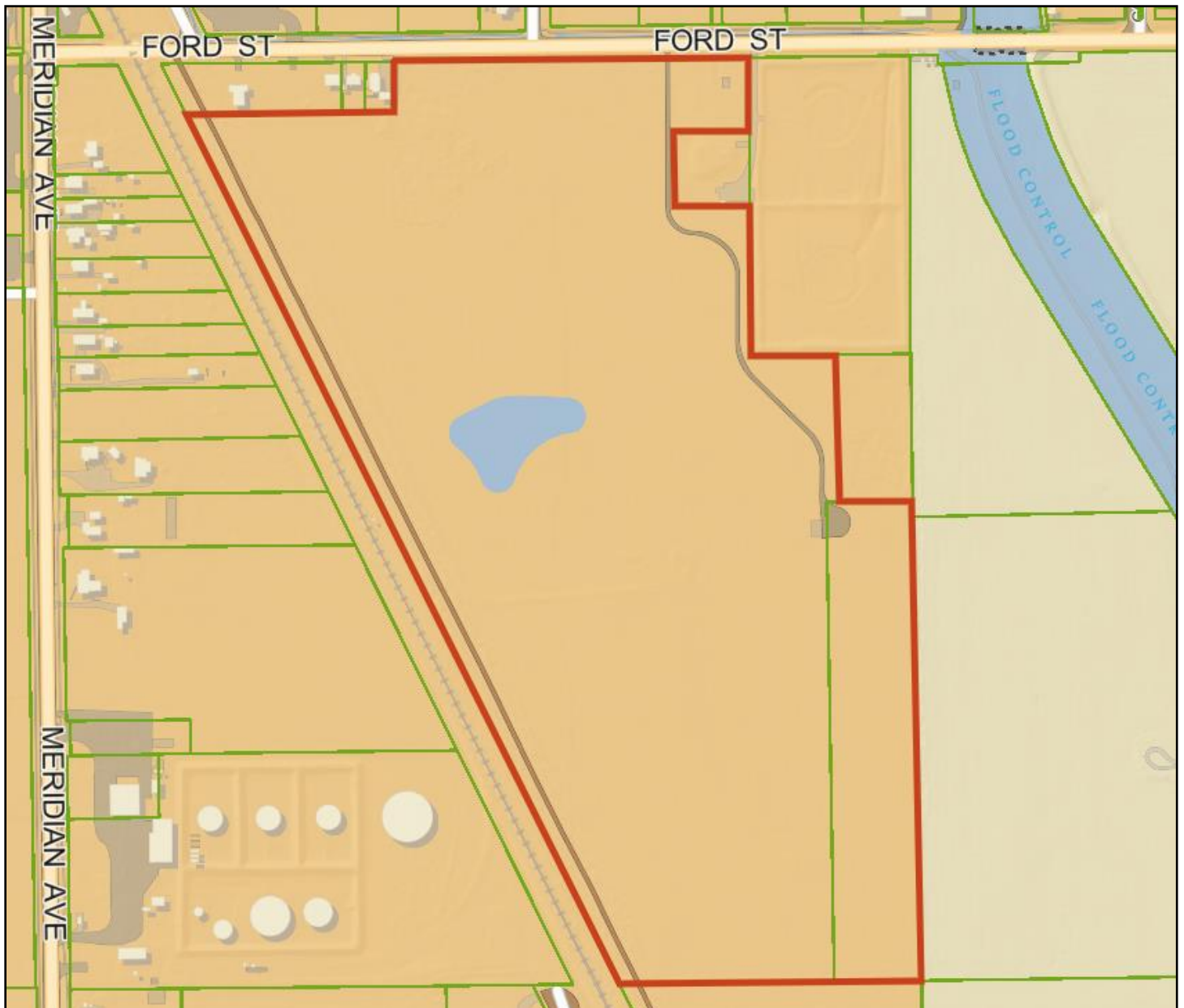
**Proposed Zoning:** C-2 (General Business District)/R-4 (High Density Multiple-Family Residential District)

**Rezoning Application Case Number:** RZ-2022-03

**Applicant:** City of Valley Center, KS

**Property Address:** Currently unaddressed, but located south of the intersection of Ford Street and Dexter Avenue, Valley Center, KS 67147 (outlined in red below)

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**Applicant's Reasons for Rezoning:** The applicant is requesting this zoning change in conjunction with the final plat for this land, which will also be reviewed by the Planning and Zoning Board at their August 23, 2022 meeting. After the approval of the final plat, multiple lots will be sold into private ownership and the requested rezonings will prepare these lots for the intended future uses by the buyers. The frontage lots (Block A Lots 1-2) are being bought by the Casado-McKay Company, which intends to use them for commercial purposes. To this end, the above-mentioned lots are requested to be rezoned to C-2 (General Business District). The back lots (Block B Lots 1-5) are being bought by the Crain Company, which intends to build 3D printed concrete duplexes on them. For this purpose, these above-mentioned lots are requested to be rezoned to R-4 (High Density Multiple-Family Residential District). A map showing the proposed new zoning designations for this land can be found at the end of this staff report.

**Review Criteria for a Zoning Amendment per 17.11.01.H** (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property is in the process of being platted into multiple lots. This property is currently vacant and located immediately east of an active BNSF railway line. There are both single and multi-family residential buildings in the surrounding area, along with commercial activity/buildings to the northwest of this land.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is RR-1 (Suburban Residential District). The surrounding zoning and land uses are as follows:

- North: R-3 (Multi-Family Residential District)/R-1B (Single-Family Residential District)/R-2 (Two-Family Residential District)/C-2 (General Business District)
- South: A-1 (Agricultural District)
- East: I (Industrial District)/RR (Sedgwick Co. jurisdiction-Rural Residential District)
- West: RR-1 (Suburban Residential District)/I (Industrial District)

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

The rezoning request is the direct result of the applicant planning on selling multiple lots that will be created through the platting process. Once sold, the new owners intend to develop this area for commercial and multi-family residential uses.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, all utilities run adjacent to the subject property. Infrastructure plans are being developed at this time to bring utility services, along with publicly dedicated streets into this area. Construction of said infrastructure will commence before the end of 2022.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

The property is in the process of being platted into multiple lots. The final plat will include designated right-of-way areas, easements and access control, and building setback lines. Two of these new lots will be rezoned to C-2 and the other new lots will be rezoned to R-4.



8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

The commercial uses may need to include a screening plan, which will be reviewed with any future site plan applications.

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

Not applicable in this case.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

The frontage lots to be rezoned to commercial uses will provide additional recreational and entertainment opportunities for the community and create new jobs/employment opportunities.

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

No, the new lots need to be rezoned in order to allow for the proposed commercial and high-density residential uses to take place on them.

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The transition from a suburban residential district to a commercial district and high density multiple-family residential district will not have a negative effect on the surrounding property owners. The surrounding area already contains multiple zoning districts ranging from single-family residential use to multi-family, as well as commercial and industrial uses.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes, the Future Land Use Map does show this area as potential location for commercial and multi-family uses.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. No responses have been received to date.
- Other public comments in support or opposition will not be known until the public hearing.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No

**City staff recommends approval of this rezoning application.**

NW CORNER NW 1/4 SECTION 6, T26S, R1E FOUND 5/8" REBAR AT SURFACE FROM P.E.C. TIES AT K.S.H.S.

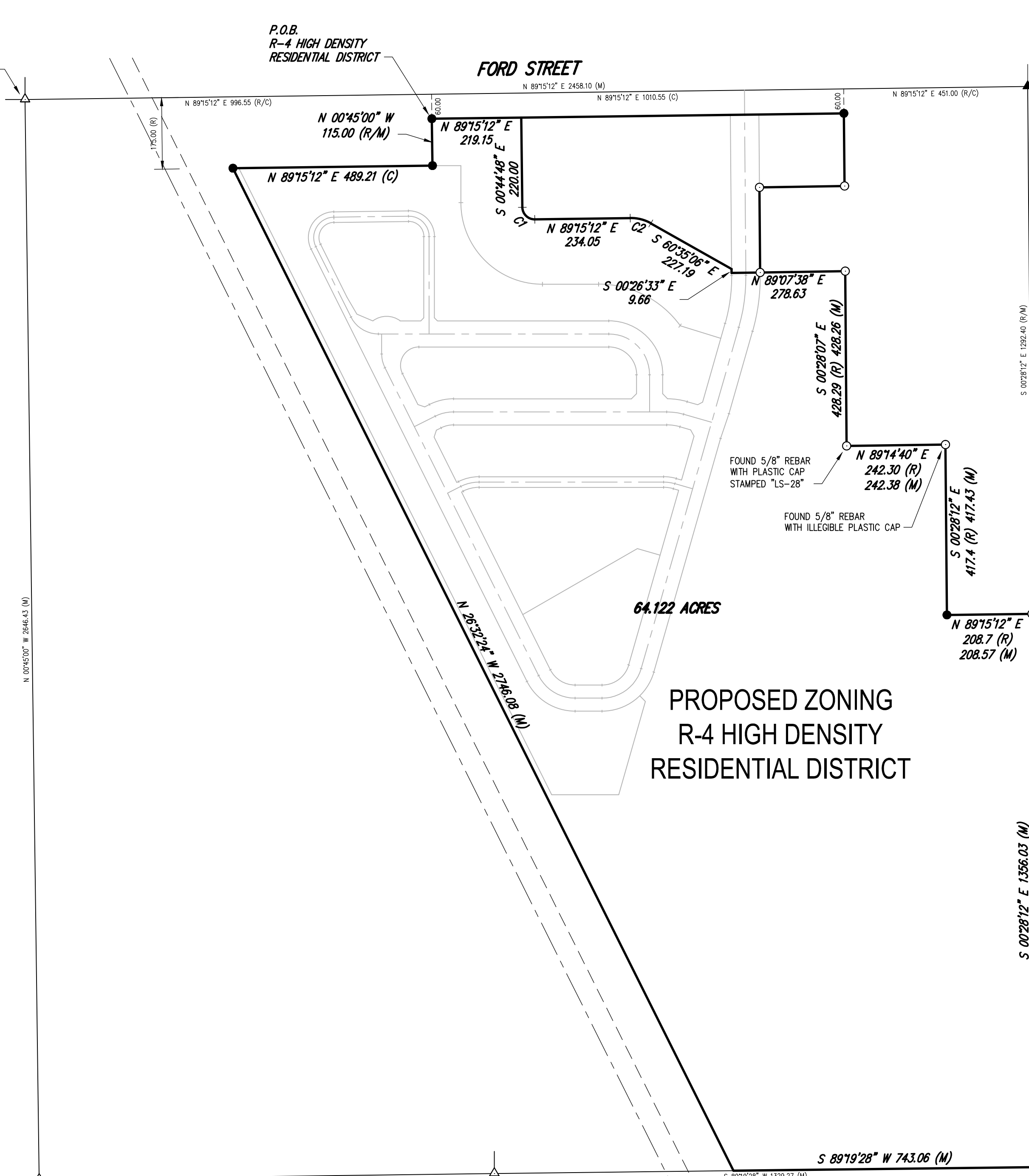
P.O.B. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

NE CORNER NW 1/4 SECTION 6, T26S, R1E SET 1/2" REBAR WITH PLASTIC CAP STAMPED "ALPHA CLS-184" BASED UPON SEDGWICK COUNTY PUBLIC WORKS TIES AT K.S.H.S.

SW CORNER NW 1/4 SECTION 6, T26S, R1E FOUND 6" STEEL CASING OVER STONE FROM P.E.C. TIES AT K.S.H.S.

SW CORNER E/2 NW 1/4 SECTION 6, T26S, R1E FOUND 6" STEEL CASING OVER STONE FROM P.E.C. TIES AT K.S.H.S.

SE CORNER NW 1/4 SECTION 6, T26S, R1E FOUND 3/4" PIPE WITH PLASTIC CAP STAMPED "PEC" FROM P.E.C. TIES AT K.S.H.S.



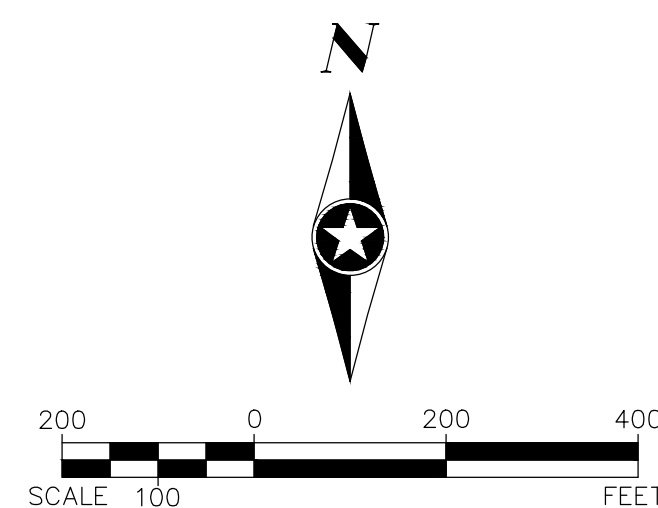
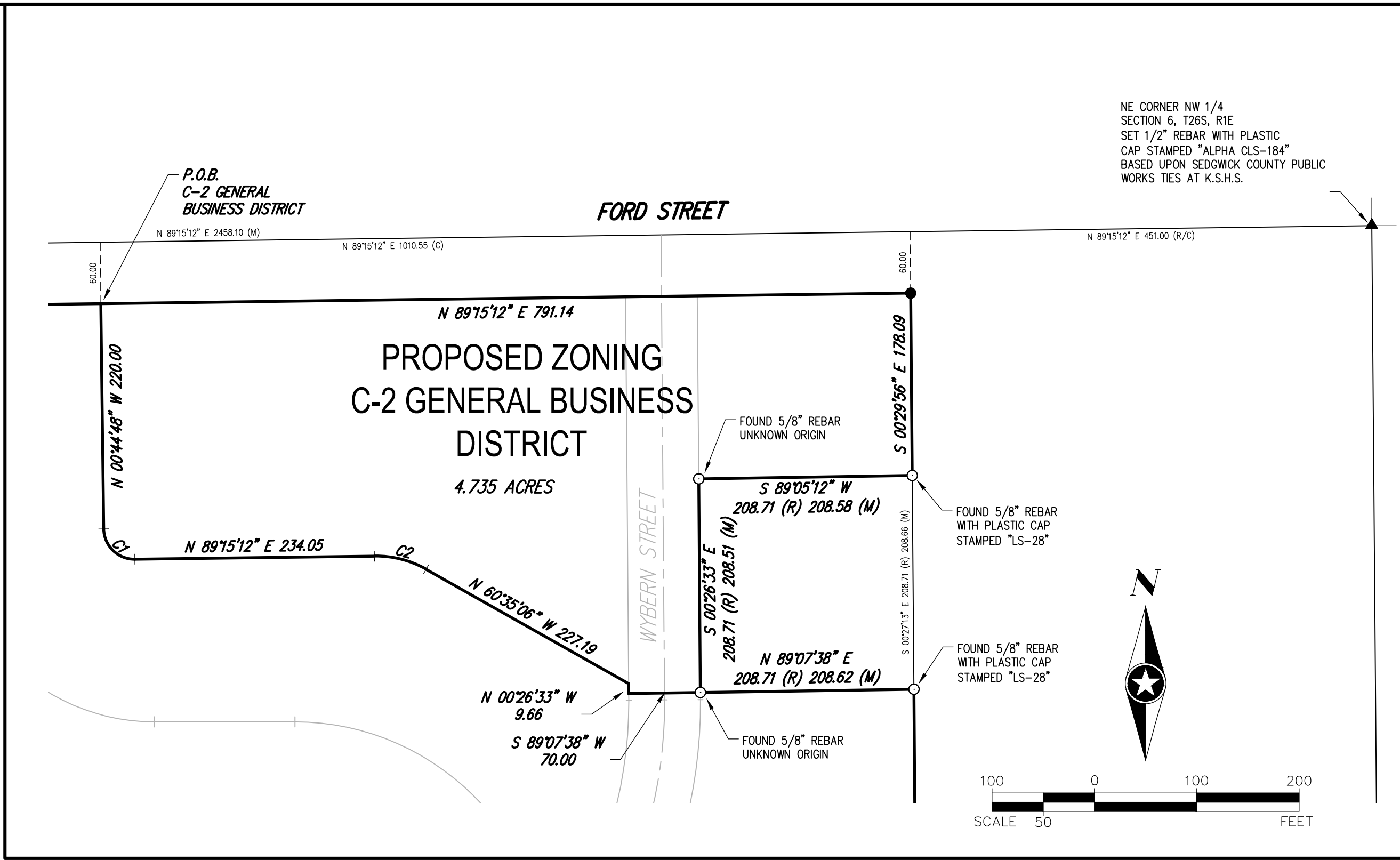
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	30.00	90°00'00"	47.12	30.00	S 45°44'48" E 42.43
C2	100.00	30°09'41"	52.64	26.95	S 75°39'57" E 52.04

R-4 HIGH DENSITY RESIDENTIAL DISTRICT DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, PREPARED BY LLOYD P. DORZWEILER, PS885 ON JULY 18, 2022, AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°15'12" EAST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 996.55 FEET TO THE NORTHEAST CORNER OF A BOUNDARY SURVEY RECORDED IN FILM 1801, PAGE 0211 ON FILE AT THE SEDGWICK COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°45'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF SAID BOUNDARY SURVEY 60.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89°15'12" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 219.15 FEET; THENCE SOUTH 00°44'48" EAST 220.00 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET SOUTHEASTERLY 47.12 FEET (CHORD BEARS SOUTH 45°44'48" EAST 42.43 FEET); THENCE NORTH 89°15'12" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 234.05 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET SOUTHEASTERLY 52.64 FEET (CHORD BEARS SOUTH 75°39'57" EAST 52.04 FEET); THENCE SOUTH 60°35'06" EAST 227.19 FEET; THENCE SOUTH 00°26'33" EAST 9.66 FEET TO THE SOUTH LINE EXTENDED OF A PARCEL OWNED BY BEAUMONT PIPELINE, LLC, RECORDED IN DOC.#/FLM-PG: 29232897 ON FILE AT THE SEDGWICK COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°07'38" EAST ALONG THE SOUTH LINE OF SAID BEAUMONT PIPELINE PARCEL 278.63 FEET; THENCE SOUTH 00°28'07" EAST ALONG THE WEST LINE OF SAID BEAUMONT PIPELINE PARCEL 428.26 FEET (428.29 FEET RECORD); THENCE NORTH 89°14'40" EAST ALONG THE SOUTH LINE OF SAID BEAUMONT PIPELINE PARCEL 242.38 FEET (242.30 FEET RECORD); THENCE SOUTH 00°28'12" EAST ALONG THE WEST LINE OF SAID BEAUMONT PIPELINE PARCEL 417.43 FEET (417.40 FEET RECORD); THENCE NORTH 89°15'12" EAST ALONG THE SOUTH LINE OF SAID BEAUMONT PIPELINE PARCEL 208.57 FEET (208.7 FEET RECORD) TO THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 1292.40 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°28'12" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1356.03 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°19'28" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER 743.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 26°32'24" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD 2746.08 FEET, SAID POINT BEING 175.00 FEET MEASURED PERPENDICULAR TO AND SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°15'12" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 489.21 FEET TO THE SOUTHEAST CORNER OF SAID BOUNDARY SURVEY; THENCE NORTH 00°45'00" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF SAID BOUNDARY SURVEY 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 64.122 ACRES.

C-2 GENERAL BUSINESS DISTRICT DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, PREPARED BY LLOYD P. DORZWEILER, PS885 ON JUNE 10, 2022, AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°15'12" EAST (BASIS OF BEARING IS NAD83 KANSAS SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 996.55 FEET TO THE NORTHEAST CORNER OF A BOUNDARY SURVEY RECORDED IN FILM 1801, PAGE 0211 ON FILE AT THE SEDGWICK COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°45'00" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF SAID BOUNDARY SURVEY 60.00 FEET; THENCE NORTH 89°15'12" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 219.15 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°15'12" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 791.14 FEET TO THE WEST LINE OF A PARCEL OWNED BY BEAUMONT PIPELINE, LLC, RECORDED IN DOC.#/FLM-PG: 29232897 ON FILE AT THE SEDGWICK COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°29'56" EAST ALONG THE WEST LINE OF SAID BEAUMONT PIPELINE PARCEL 178.09 FEET; THENCE SOUTH 89°05'12" WEST ALONG THE NORTH LINE OF SAID BEAUMONT PIPELINE PARCEL 208.58 FEET (208.71 FEET RECORD); THENCE SOUTH 00°26'33" EAST ALONG THE WEST LINE OF SAID BEAUMONT PIPELINE PARCEL 208.51 FEET (208.71 FEET RECORD); THENCE SOUTH 89°07'38" WEST ALONG THE SOUTH LINE OF SAID BEAUMONT PIPELINE PARCEL AND THE EXTENSION THEREOF 70.00 FEET; THENCE NORTH 00°26'33" WEST 9.66 FEET; THENCE NORTH 60°35'06" WEST 227.19 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET NORTHWESTERLY 52.64 FEET (CHORD BEARS NORTH 75°39'57" WEST 52.04 FEET); THENCE SOUTH 89°15'12" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 234.05 FEET; THENCE FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET NORTHWESTERLY 47.12 FEET (CHORD BEARS NORTH 45°44'48" WEST 42.43 FEET); THENCE NORTH 00°44'48" WEST 220.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.735 ACRES.



**SEH** 13140 LINCOLN ROAD, UNIT 101  
 OMAHA, NE 68138  
 PH: (402) 513-8200

SURVEY DATE: 08/21/2022	PLOT DATE: 07/18/2022
DRAWN BY: RDB	SEH PROJECT: ?????
CHECKED BY: JV	SHEET 1 OF 2