

ANNEXATION APPLICATION ARKANSAS CITY, KANSAS

AX-2022-019

OWNER	Creekstone Farms Premium Beef LLC
Address	604 Goff Industrial Park Road, Arkansas City, KS 67005
Phone Number	(620) 741-3132
Fax Number	
E-mail	dmackay@cfpbeef.com

Owners and Officers (Corporate applications only)

Creekstone Farms Premium Beef LLC

Exact legal description of property

Parcel 1 - see attachment A for legal description

Parcel 2 - see attachment B for legal description

Current Zoning District

County

Current use of property

Parcel 1 - Vacant Building / Parcel 2 - Truck Gate

Proposed use of property

Parcel 1 - Daycare Facility / Parcel 2 - Truck Gate

Will rezoning be necessary for proposed use?

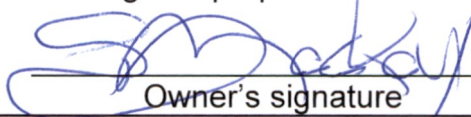
Establish 2022

Reason for annexation request

Uniformity and Emergency Response

The following non-conformities will exist on this property upon annexation:

Attach a site plan map, drawn to scale, showing property lines, roads, driveways, existing and proposed structures, and other topographical features.


Owner's signature

10/25/22
Date

FOR OFFICE USE ONLY		
Fee	Date Paid	Receipt No.
\$ _____		
Application No.		
Hearing Date		

Attachment A:

Site use: Daycare Facility

Commercial District (C-3)

Description:

A tract of land situated in the Southeast Quarter of Section 12, Township 34 South, Range 3 East of the 6th Principal Meridian, Cowley County, Kansas, being more particularly described as follows: Commencing at the Northeast Corner of said Southeast Quarter; thence South 88 degrees, 44 minutes, 06 seconds West (assumed), along the North Line of said Southeast Quarter, a distance of 30.00 feet to a point on the West Right-of-Way for 61st Road; thence South 01 degrees, 23 minutes, 22 seconds East, parallel with the East Line of said Southeast Quarter, along said West Right-of-Way, a distance of 578.34 feet to a point; thence continuing South 01 degrees, 23 minutes, 22 seconds East, parallel with the East Line of said Southeast Quarter, along said West Right-of-Way, a distance of 37.05 feet to a point; thence South 19 degrees, 15 minutes, 46 seconds West, along said West Right-of-Way, a distance of 213.74 feet to a point; thence South 01 degrees, 23 minutes, 22 seconds East, parallel with the East Line of said Southeast Quarter, along said West Right-of-Way, a distance of 212.92 feet to a point on the North Right-of-Way for Goff Industrial Park Road; thence South 88 degrees, 37 minutes, 12 seconds West, along said North Right-of-Way, a distance of 464.60 feet to the Southwest corner of a tract of land recorded in Book 1079, Page 41, said point also being the Point of Beginning of the herein described tract; thence North 00 degrees, 56 minutes, 58 seconds West, along the West line of said recorded tract, a distance of 450.00 feet to the Northwest corner of said recorded tract; thence South 88 degrees, 37 minutes, 12 seconds West, along the South Line of a tract of land recorded in Book 1042, Page 801, a distance of 340.00 feet to a point on the East R/W of the abandoned St. Louis & San Francisco Railroad Right-of-Way; thence South 00 degrees, 56 minutes, 58 seconds East along said Railroad Right-of-Way a distance of 450.00 feet to a point on the North Right-of-Way for Goff Industrial Park Road; thence North 88 degrees, 37 minutes, 12 seconds East along said North Right-of-Way a distance 340.00 feet to the Point of Beginning, containing 3.51 acres, more or less.

Attachment B

Site Use: Truck Gate

Industrial (I-2)

Description:

A tract of land situated in the Southeast Quarter of Section 12, Township 34 South, Range 3 East of the 6th Principal Meridian, Cowley County, Kansas, being more particularly described as follows:
Commencing at the Northeast Corner of said Southeast Quarter: thence South 88 degrees, 44 minutes, 06 seconds West (assumed), along the North Line of said Southeast Quarter, a distance of 30.00 feet to a point on the West Right-of-Way for 61st Road and the Point of Beginning of the herein described tract; thence South 01 degrees, 23 minutes, 22 seconds East, parallel with the East Line of said Southeast Quarter, along said West Right-of-Way, a distance of 578.34 feet to a point; thence South 88 degrees, 37 minutes, 12 seconds West, parallel with the centerline of Goff Industrial Park Road, a distance of 876.53 feet to a point on the East Right-of-Way of the abandoned St. Louis & San Francisco Railroad: thence North 00 degrees, 56 minutes, 58 seconds West, along said East Railroad Right-of-Way, a distance of 283.57 feet to a point: thence Northerly along said East Railroad Right-of-Way on a curve to the left with a radius of 2864.79 feet, an arc length of 296.78 and having a chord bearing of North 03 degrees, 52 minutes, 46 seconds West and a chord distance of 296.85 feet to a point on the North Line of said Southeast Quarter: thence North 88 degrees, 44 minutes, 06 seconds East, along the North Line of said Southeast Quarter, a distance of 887.25 feet to the Point of Beginning, containing 11.66 acres, more or less.



October 25, 2022

Via Hand Delivery

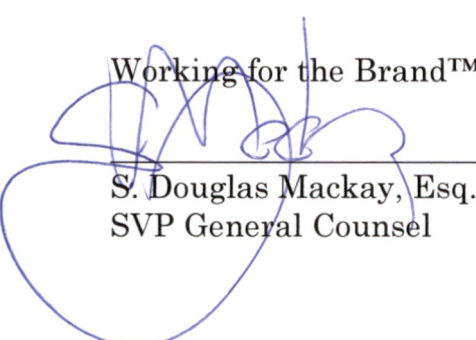
Josh White, AICP
Principal Planner
118 W. Central Ave.
Arkansas City, KS 67005

Dear Mr. White:

I represent Creekstone Farms Premium Beef LLC, who submits its application and fee, enclosed, for the annexation and rezoning as needed of two parcels of property that are currently located in Cowley County for inclusion into the City. Both parcels are contiguous to the main facility property which sits in the City. In support of the annexation and rezoning, I have filled out the City's Annexation Application and Application for Change of Zoning along with a check in the amount of \$200.

Please let me know if you have any questions.

Working for the Brand™



S. Douglas Mackay, Esq.
SVP General Counsel